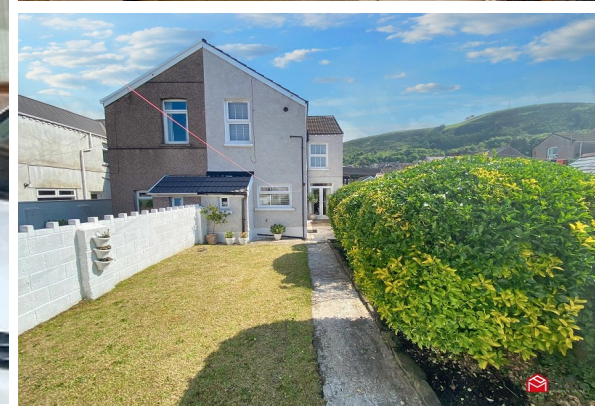


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



1 Glyndwr Street, Port Talbot, Neath Port Talbot. SA13 1YH



£160,000

Main Features

- NO ONWARDS CHAIN
- Traditional End Of Terraced Property
- Freehold
- EPC - E
- Council Tax Band - B
- Three Double Bedrooms
- Landscaped Rear Garden
- Close To Town Centre
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Set in a convenient location, this end terraced property comprises of two reception rooms, a newly fitted kitchen and utility room to the ground floor and three double bedrooms and family bathroom to the first floor, also benefitting from a landscaped garden which is laid to lawn and garage.

This property is located close to Port Talbot Town Centre, Tesco Superstore, The Princess Royal Theatre, Port Talbot bus and train station, many local bars and restaurants, a short drive to Aberavon beach, Brombil Reservoir and Margam Country Park, whilst also having easy access to the M4 corridor.

Early viewing is highly recommended for this property.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Radiator, carpeted flooring and stairs to the first floor.
Doors to;

Lounge

uPVC double glazed Bay window to the front aspect, radiator, laminate flooring and a feature fireplace.

Living Room

uPVC double glazed patio doors to access the rear garden, radiator and laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window, integrated oven, gas hob with hood over, integrated fridge freezer, radiator and laminate flooring.
Door to;

Utility Room

Appointed with base units with work tops over an inset ceramic sink with mixer tap. uPVC double glazed window, integrated dishwasher, plumbing in place for washing machine, storage cupboard, radiator and laminate flooring.

FIRST FLOOR

Landing

Carpeted flooring.
Doors to;

Bedroom One

Dual uPVC double glazed windows to the front aspect, radiator and floor boards.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window to the rear aspect, radiator and carpeted flooring.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower. uPVC double glazed Frosted window, tiled walls and access to the loft above.

EXTERNALLY

Gardens

A front four court.

A landscaped rear garden laid to lawn with mature shrubs, access to the rear lane and access to the original garage which has been blocked from rear lane.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding B

Current heating type Gas

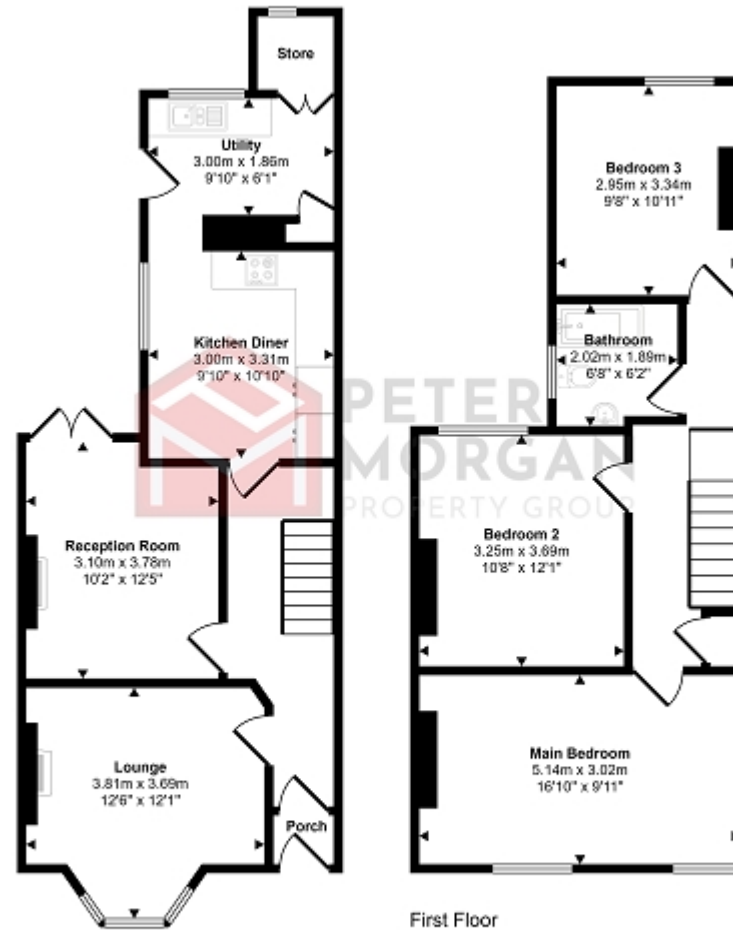
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
104 sq m / 1124 sq ft



Ground Floor
Approx 53 sq m / 568 sq ft

First Floor
Approx 52 sq m / 556 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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