

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



15 Galltcwm Terrace, Bryn, Port Talbot, Neath Port Talbot. SA13 2RL



**Offers Over £200,000**



## Main Features

- No Chain
- Semi-Detached Property
- Three Bedrooms
- Semi-Rural Location
- Enclosed Rear Garden
- Solar Panels
- Freehold
- Two Reception Rooms
- Need A Mortgage? We Can Help!

## General Information

With no onwads chain, this semi detached property is nestled in semi rural village, Bryn. This property comprises of a lounge, dining room, kitchen, utility and WC to the ground floor, three bedrooms and bathroom to the first floor, also having an enclosed rear garden and the property also benefits from Solar Panels.

Situated within the Afan Valley, offering ample mountain walks and trails for mountain biking, also close to local shops, schools and other local amenities, whilst also having access to the M4 corridor.

## GROUND FLOOR

### Porch

Windows to front and side aspect, radiator and carpeted flooring.

Doors to;

### Hallway

Window to side aspect, radiator, carpeted flooring and stairs to the first floor.

Doors to;

### Dining Room

Window to front aspect, radiator and carpeted flooring.

### Lounge Area

Window to rear aspect , radiator, carpeted flooring and multi-fuel log burner.

### Kitchen

Appointed with a range of wall and base units with work tops over and inset sink with mixer tap. Window to rear aspect, integrated oven with ceramic hob over and hood over, plumbing in place for washing machine, radiator and tiled flooring.

### Utility Area

Window to rear aspect, tiled flooring and access to the rear and front.

### W.C.

Low level WC. Tiled flooring and Sky light.

## FIRST FLOOR

### Landing

Access to loft above via pull down ladder, carpeted flooring and an airing cupboard housing combi boiler serving domestic hot water and gas central heating.

### Bedroom One

Window to rear aspect, radiator and carpeted flooring.

### Bedroom Two

Window to front aspect, radiator and carpeted flooring.

### Bedroom Three

Window to rear aspect, radiator and carpeted flooring.

## Bathroom

Comprising of a low level WC, walk in shower and vanity wash hand basin. Frosted window to front aspect, radiator, tiled walls and laminate flooring.

## 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](mailto: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





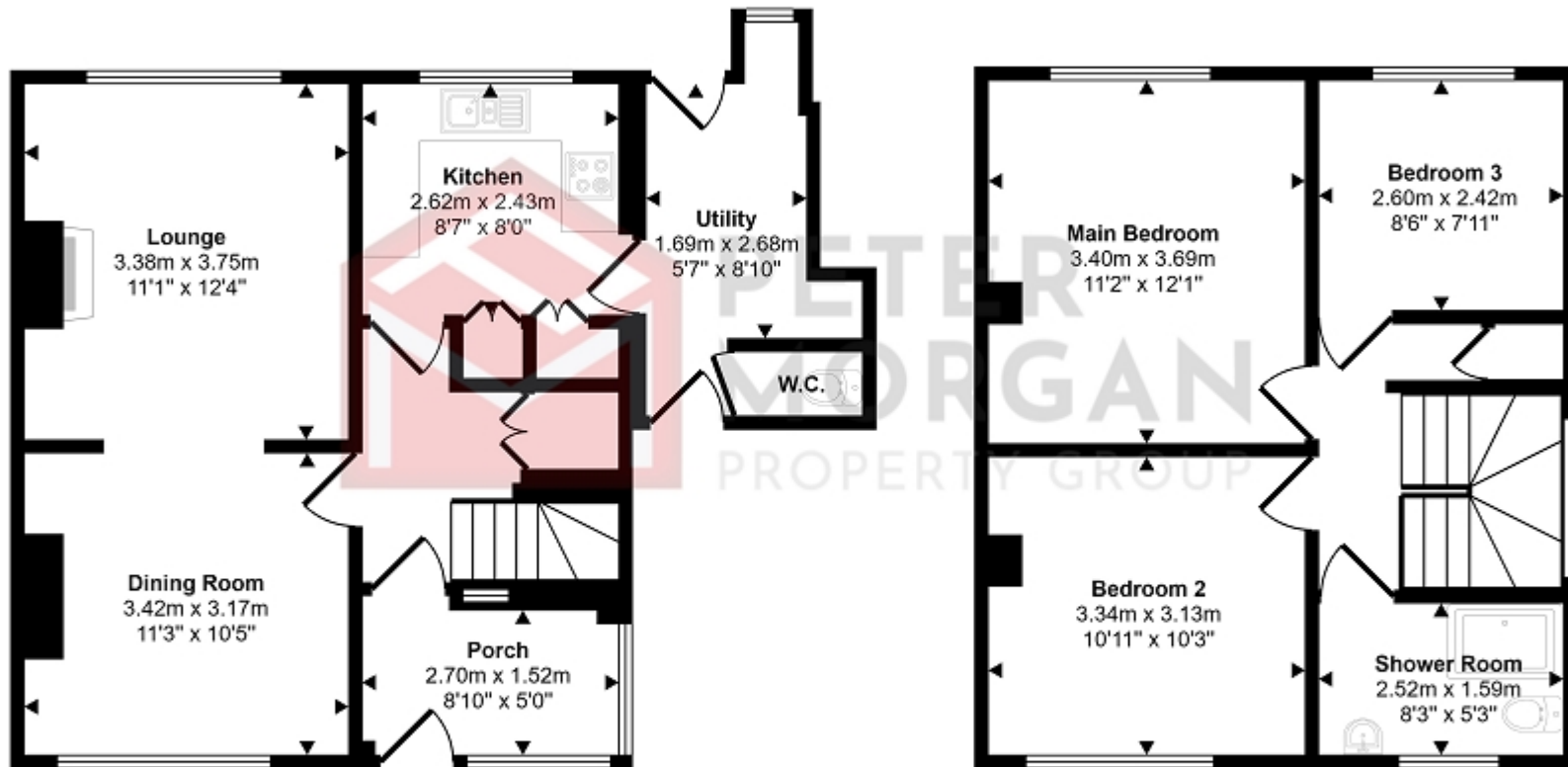









Approx Gross Internal Area  
95 sq m / 1025 sq ft



Ground Floor  
Approx 53 sq m / 565 sq ft

First Floor  
Approx 43 sq m / 460 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF





Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

