

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



110 Talbot Road, Port Talbot, Neath Port Talbot. SA13 1LB



**£180,000**

## Main Features

- NO ONWARDS CHAIN
- Convenient Location
- Three Double Bedrooms
- Three Reception Rooms
- Freehold
- EPC - D
- Council Tax Band - C
- Garage
- Excellent Transport Links
- Need A Mortgage? We Can Help!

## General Information

A traditional terraced property located in the heart of Taibach. The property itself comprises of three reception rooms, kitchen and shower room to the ground floor, three double bedrooms, bathroom and separate WC to the first floor, also benefitting from a detached garage and enclosed rear garden. Located close to many local amenities such as Central Infants School, Taibach RFC, Eastern Primary School, excellent transport links, short drive to Port Talbot Town Centre, whilst also having easy access to the M4 corridor.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Hallway

Original coving, carpeted flooring and stairs to first floor.

### Lounge

uPVC double glazed Bay window to front aspect, feature wood fireplace, radiator and carpeted flooring.

### Living Room

uPVC double glazed patio door to rear aspect, radiator, carpeted flooring, storage cupboard and feature fireplace.

### Dining Room

uPVC double glazed Bay window to side aspect, feature fireplace, storage cupboard, radiator and carpeted flooring.

Door to;

### Kitchen

Appointed with matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, plumbing in place for a washing machine, fully tiled walls, ceramic tiled flooring and door to access rear garden.

Door to;

### Shower Room

Comprising of a low level WC, wash hand basin and shower. uPVC double glazed window, radiator and extractor fan.

## FIRST FLOOR

### Landing

Carpeted flooring, storage cupboard and access to the loft above via pull down ladder.

### **Bedroom One**

uPVC double glazed Bay window to front aspect, two radiators, fitted wardrobes and carpeted flooring

### **Bedroom Two**

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

### **Bedroom Three**

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

### **Bathroom**

Comprising of a low level WC, panelled bath with shower over and an pedestal wash hand basin. uPVC double glazed window, fully tiled walls, radiator, cushion flooring and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

### **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**

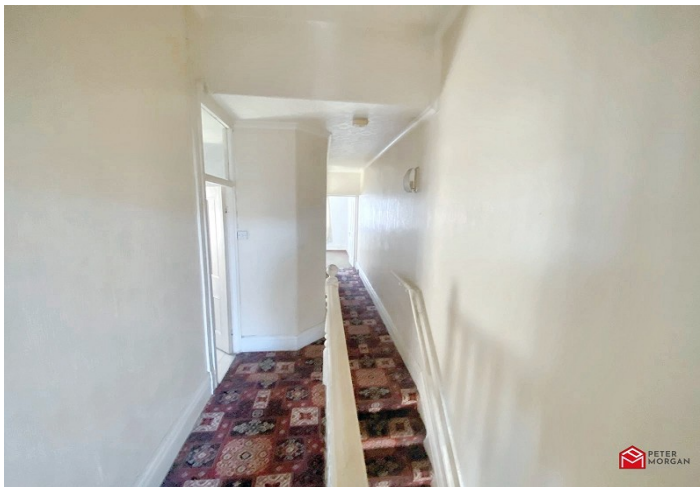
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** C


**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







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>		76
(55-68) <b>D</b>	56	
(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.

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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

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