

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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9 Penhydd Street, Pontrhydyfen, Port Talbot, Neath Port Talbot. SA12 9SB



PETER MORGAN

£160,000

Main Features

- Mid Terraced Property
- Village Location
- Freehold
- EPC - TBC
- Open Plan Living Accommodation
- Conservatory To Rear
- Enclosed Rear Garden
- Gas Central Heating
- Three Bedrooms
- Need A Mortgage? We Can Help!

General Information

This mid terraced property comprises open plan living accommodation, conservatory to the ground floor, three bedrooms and a family bathroom to the first floor, also benefitting from an enclosed rear garden with astro turf and patio area.

Conveniently located close to local amenities such as Cefn Saeson Comprehensive School, Pontrhydyfen RFC, as well as popular walking and cycling routes through Afan Valley.

Please visit our new and improved website for more information!

GROUND FLOOR

Porch

Enter through a uPVC door and tiled flooring.

Hallway

Radiator, carpeted flooring and staircase to the first floor.

Door to;

Lounge

uPVC windows to front and rear aspect, two radiators, wood-effect laminate flooring and fitted storage shelves.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset ceramic sink with mixer tap. uPVC window to the side aspect, integrated oven with ceramic hob and hood over, plumbing in place for a washing machine, breakfast bar, tiled flooring, radiator and a cupboard housing a boiler serving domestic hot water and gas central heating.

Doors to;

Conservatory

Radiator, carpeted flooring, inset spotlights and double patio door to side.

FIRST FLOOR

Landing

Carpeted flooring, fitted storage cupboard and access to the loft above.

Bedroom Two

Window to rear aspect, carpeted flooring and radiator.

Bedroom One

Two windows to front aspect, carpeted flooring and radiator.

Bedroom Three

Window to rear aspect, radiator and carpeted flooring.

Bathroom

Comprising of a low level WC, vanity wash hand basin and a bath with shower over. uPVC window to the side aspect, heated towel rail, tiled flooring, inset ceiling spotlights and and part tiled walls.

EXTERNALLY

Garden

Enclosed rear garden with patio slabs, artificial turf area, lean-to external storage area, summerhouse and gate to access rear.

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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(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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