

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



49 Pendarvis Terrace, Port Talbot, Neath Port Talbot. SA12 6AX

£135,000



PETER MORGAN

Main Features

- No Onwards Chain
- Mid Terraced Property
- Freehold
- Potential For An Investment Opportunity
- Four Bedrooms
- EPC - E
- Council Tax Band - B
- Convenient Location
- Excellent Transport Links
- Need A Mortgage? We Can Help!

General Information

This mid-terraced property features four bedrooms and one bathroom, ideal for families or those seeking ample living space. The property is set up as a freehold house with the potential for investment opportunities. Notably, it benefits from double-glazed windows, enhancing energy efficiency and comfort. Internally, the property's layout includes two reception rooms, providing versatility for living and dining areas. The heating system is gas-powered, offering efficient warmth during colder months.

Conveniently located, the property is in proximity to essential amenities such as Neath Port Talbot Hospital lies nearby, Remo's Cafe/Restaurant, The Front, Franco's, local gas station, Blancos Hotel and Restaurant, Port Talbot Town Centre, St Therese's Catholic Primary School, Neath Port Talbot Hospital, Port Talbot Railway station and access access to the M4 corridor.

The local area offers recreational opportunities, such as nearby parks for outdoor activities, contributing to a well-rounded community experience. The excellent transport links in this location further enhance accessibility to surrounding areas.

GROUND FLOOR

Hallway

Through uPVC double glazed door to entrance porch, carpeted flooring and stairs to first floor.

Lounge

uPVC double glazed window to front aspect, original coving, carpeted flooring and radiator,

Kitchen

Appointed with a range of 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 washing machine, ceramic tile flooring and space for cooker.

Bathroom

Comprising of a low level WC, wash hand basin and Jacuzzi bath. uPVC double glazed window, radiator, tiled flooring and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Living Room

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

FIRST FLOOR

Landing

Carpeted flooring.

Bedroom One

uPVC double window, carpeted flooring and radiator.

Bedroom Two

uPVC double window to front aspect, carpeted flooring, radiator and access to the loft above.

Bedroom Three

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

Bedroom Four

uPVC double glazed window, radiator and carpeted flooring.

EXTERNALLY

Gardens

A rear enclosed rear garden with laid to lawn area and access to 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.

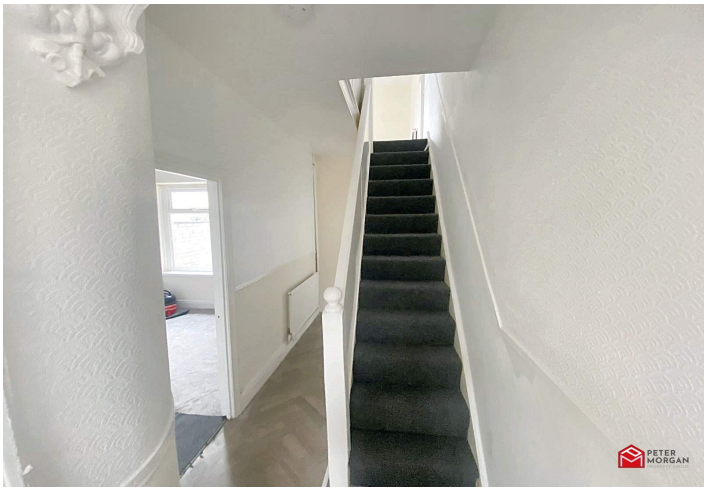
Viewings

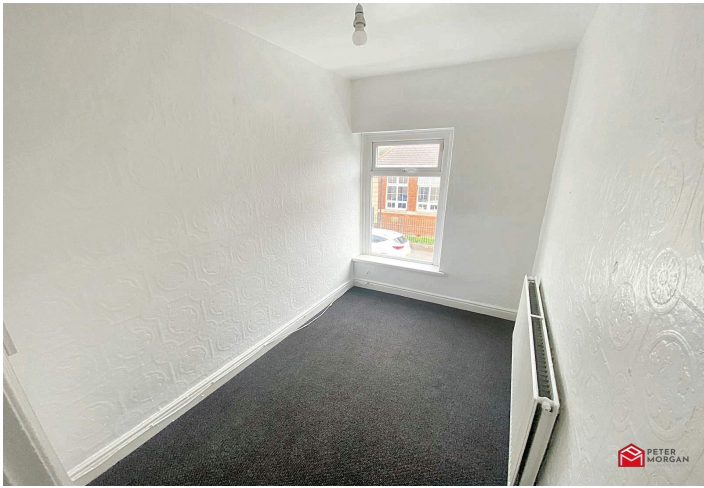
Strictly By Appointment Only

Utilities

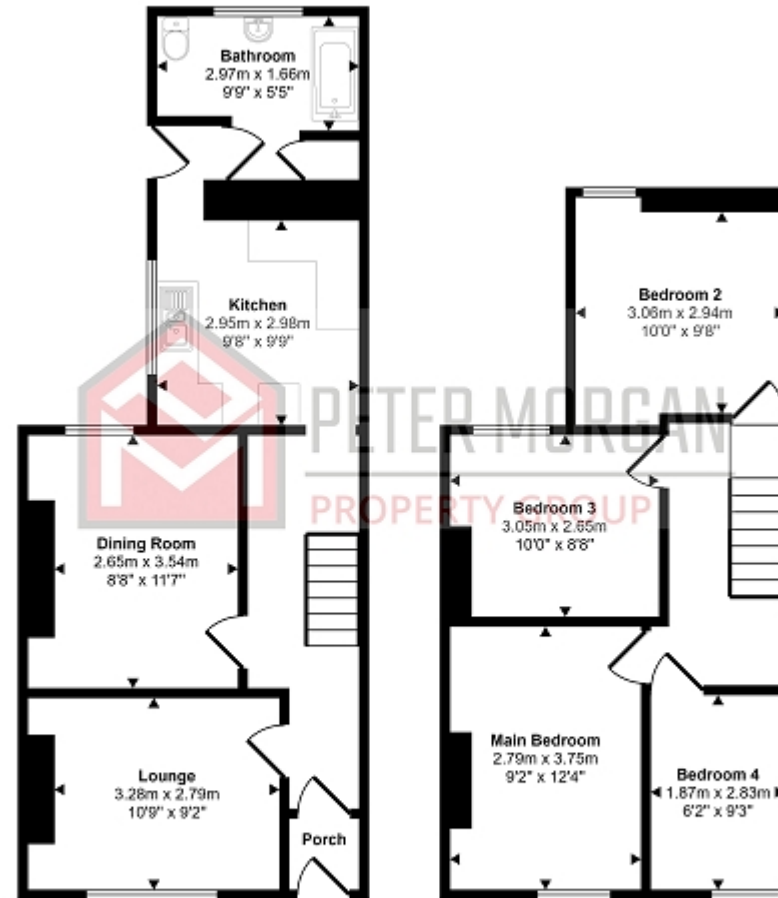
Mains Electric, Mains Drainage, Mains Water, Mains Gas (services not tested)

Current council tax banding	B
Current heating type	Gas
Tenure (To be confirmed)	Freehold





Approx Gross Internal Area
92 sq m / 994 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft

First Floor
Approx 43 sq m / 458 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

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

Talbot Green Lettings Hub

lettingstg@petermorgan.net

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

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

PETER MORGAN



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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.

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

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

