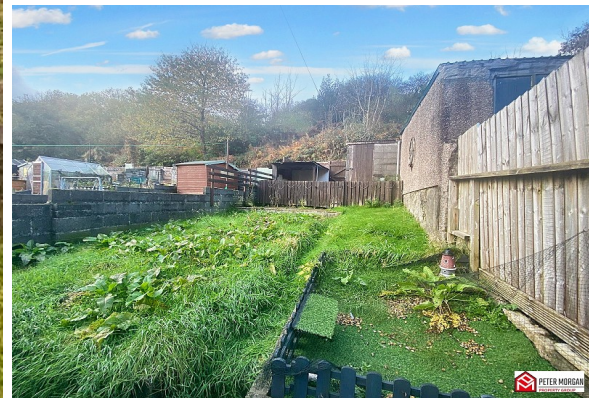


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 Afan Terrace, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9ET



PETER MORGAN

£156,000

Main Features

- NO ONWARDS CHAIN
- Freehold
- EPC - E
- Mid-Terraced Property
- Offering A Lot Of Potential
- Shower Room To First Floor
- Potential For Investment Purposes
- Three Bedrooms
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This mid-terraced property features three bedrooms and one shower room, offering practical living space suitable for various needs. The property is being sold freehold with the benefit of no onward chain, thereby providing a straightforward purchasing process.

With plenty of potential for customization and improvement, offering potential for investment purposes. It is particularly suitable for those looking to renovate or develop further, given its current layout and amenities.

Close to local amenities such as The Afan Terrace, Cwmavon Rugby & Football club, local shops, Richard Burton Trail perfect for those who enjoy our door activities, whilst also having easy access to the M4 corridor.

GROUND FLOOR

Hallway

Through UPVC double glazed door to entrance hall part tiled floor part laminate flooring and stairs to first floor.

Living Area

uPVC double glazed window to front aspect, radiator, laminate flooring feature shelved area.

Through to;

Dining Area

uPVC double glazed window to rear aspect, radiator, meter cupboard and laminate flooring.

Door to;

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 to the side aspect, integrated oven, stainless steel extractor, space for fridge, tiled flooring, radiator and under stairs storage cupboard.

Utility Room

uPVC double glazed window to rear aspect, cladded walls and ceiling, nonslip flooring, plumbing in place for washing machine and tumble dryer.

Shower Room

Comprising of a low level WC, vanity wash hand basin and shower area with electric shower.

FIRST FLOOR

Landing

Carpeted flooring.

Doors to;

Bedroom One

uPVC double glazed window to front aspect and radiator.

Bedroom Two

uPVC double glazed window to front aspect and radiator.

Bedroom Three

uPVC double glazed window and radiator.

Bathroom

Comprising of a low level WC, pedestal wash hand basin, panelled bath with mixer shower. uPVC double glazed window to rear aspect, tiled walls, tiled flooring and combi boiler serving domestic hot water and gas central heating.

EXTERNALLY

Gardens

Garden with laid to lawn area.

Rear garden having concrete area and further laid to lawn area and garden shed.

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

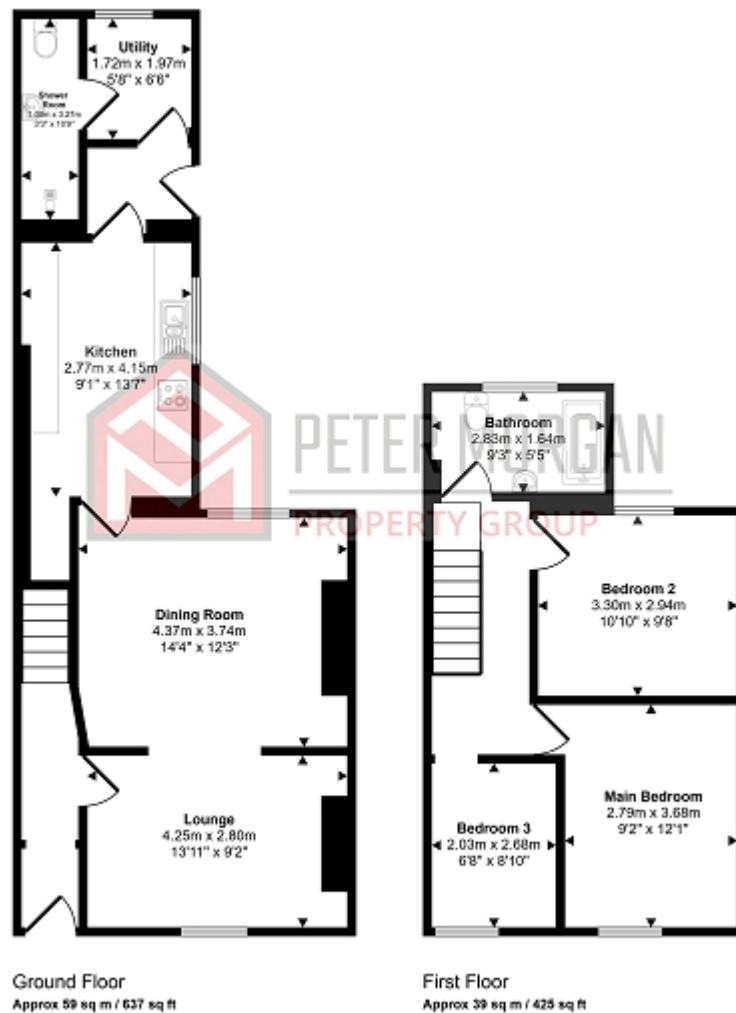
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
89 sq m / 1062 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		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	42	
(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



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