

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

38 Thomas Street, Port Talbot, West Glamorgan, SA12 6LT

£130,000

Main Features

- End Terraced Property
- No Onwards Chain
- Three Bedrooms
- EPC - TBC
- Freehold
- Updating Required
- Garage Providing Off Road Parking
- Potential For Investment Purposes
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

This end-terraced house features three bedrooms and a single bathroom, making it suitable for families or potential investment purposes. The layout includes a lounge/diner, enhancing the living space. Parking is available, with a garage situated at the rear. The garden area is currently overgrown, providing a blank canvas for potential landscaping or outdoor renovations.

The need for updating offers potential returns on renovations and enhancements, increasing potential property value.

Within easy access to the M4 corridor which is ideal for those who commute.

GROUND FLOOR

Entrance Porch

Wooden flooring.

Hallway

Radiator, carpeted flooring and stairs to first floor.

Lounge / Diner

uPVC window to front aspect, two radiators, laminate flooring, cupboard housing consumer unit, under stairs storage cupboard and French doors to access rear garden.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC window to side aspect, integrated gas hobs, electric oven, cooker hood, part tiled walls, tiled flooring and radiator.

Utility Room

Space and plumbing in place for a washing machine, space for freestanding tumble dryer, space for freestanding under counter fridge freezer and tiled flooring.

Rear Hallway

Tiled flooring, radiator and uPVC door to access rear garden.
Doors to;

W.C.

Comprising of a low level WC and wash hand basin. uPVC Frosted window to rear aspect, tiled flooring and extractor fan.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Bedroom One

uPVC window to the front aspect, radiator and carpeted flooring.

Bedroom Two

uPVC window, radiator and carpeted flooring.

Bedroom Three

uPVC window to rear aspect, radiator and carpeted flooring.

Bathroom

Comprising of a low level WC, wash hand basin and bath. uPVC window to side aspect, radiator, laminate flooring and cupboard housing a 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 (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)

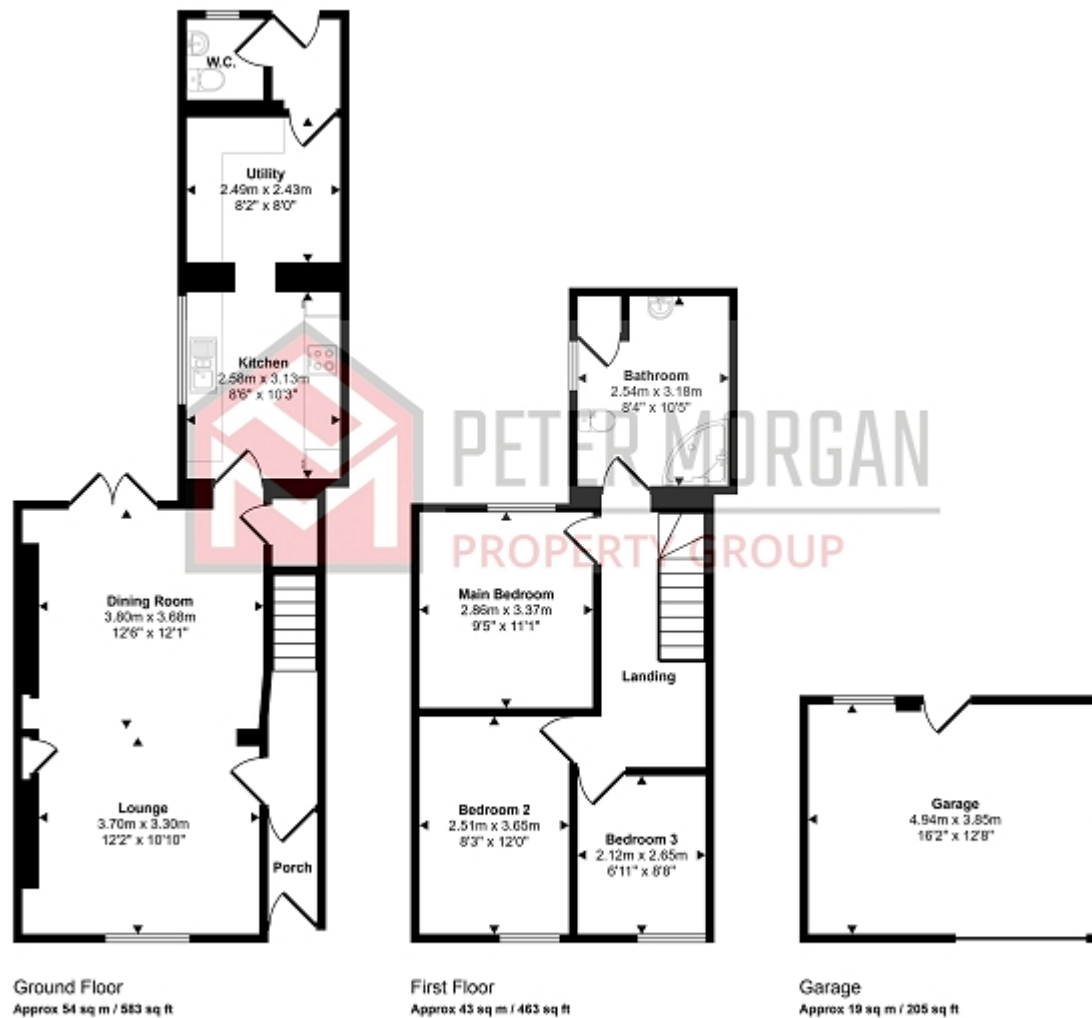
Current council tax banding	B
Current heating type	Gas
Tenure (To be confirmed)	Freehold








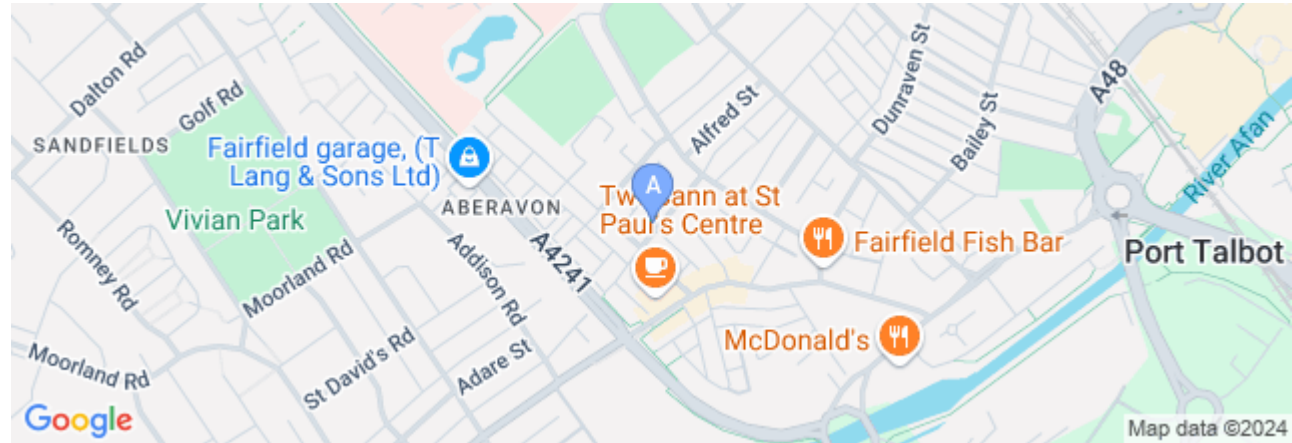
Approx Gross Internal Area
118 sq m / 1250 sq ft



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+)	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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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.

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