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PROPERTY
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WALES
SALES
GOLD WINNER

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11 Morlais Road, Port Talbot, Neath Port Talbot. SA13 2AS



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£190,000

Main Features

- Semi-Detached Family Home
- Sought After Location
- Three Bedrooms
- Enclosed Rear Garden
- Freehold
- EPC - D
- Conservatory To Rear Aspect
- Outbuilding Currently Used As Utility
- Off Road Parking
- Need A Mortgage? We Can Help!

General Information

This semi-detached family home, offers versatile living environment with three bedrooms and a family bathroom. The property features a lounge that leads into a conservatory, providing ample natural light and access to the outdoor space. The enclosed rear garden adds to the appeal, offering privacy and a place to enjoy outdoor activities, also having off road parking to the front. There is a significant patio laid with stone, ideal for outdoor dining and social gatherings. An outbuilding currently utilized as a utility space adds convenience and additional storage options.

Set in the heart of Margam within easy access to the M4 corridor, a short distance to Afan College, Eastern Primary School, Margam Park and Brombil reservoir to enjoy country walks.

GROUND FLOOR

Hallway

Tiled flooring, stairs to first floor and under stairs storage.
Double doors to;

Lounge / Diner

uPVC double glazed window to front aspect, two radiators and feature fireplace with log burner.
French doors to;

Conservatory

Currently used as gym room.

Kitchen

Appointed with a range of matching white wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, space for gas cooker, space for fridge freezer and tiled flooring.
uPVC door to access rear garden.

FIRST FLOOR

Bathroom

Comprising of a vanity wash hand basin and panelled bath with shower over.
uPVC Frosted double glazed window to front aspect, towel rail and wood-effect flooring.

W.C.

Low level WC. uPVC frosted double glazed, tiled walls and wood-effect flooring.

Bedroom Two

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Master Bedroom

uPVC double glazed window to rear aspect, radiator and wood-effect flooring.

Bedroom Three

uPVC double glazed window to rear aspect, radiator, wood-effect flooring and access to loft above.

EXTERNALLY

Gardens

Front area for off road parking, laid to lawn area and access to property and rear garden.

Rear garden with patio areas and steps leading to further laid to lawn area, also having further outbuildings.

Outhouse

Purpose built outhouse currently used as utility room, having plumbing in place for washing machines and storage shelves.

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 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)

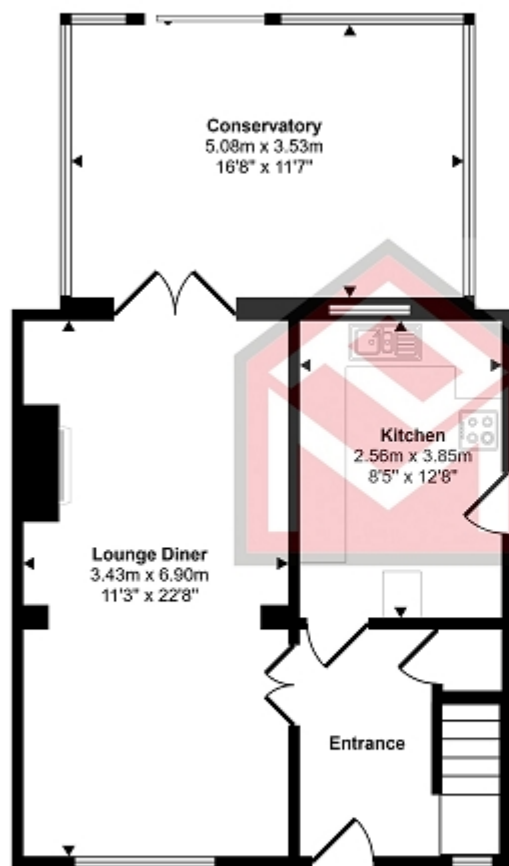
Freehold



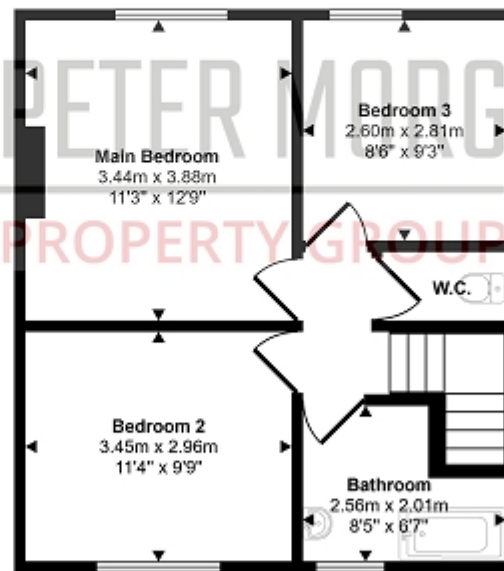




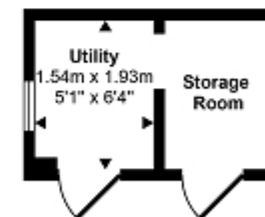
Approx Gross Internal Area
112 sq m / 1201 sq ft



Ground Floor
Approx 62 sq m / 671 sq ft



First Floor
Approx 43 sq m / 466 sq ft



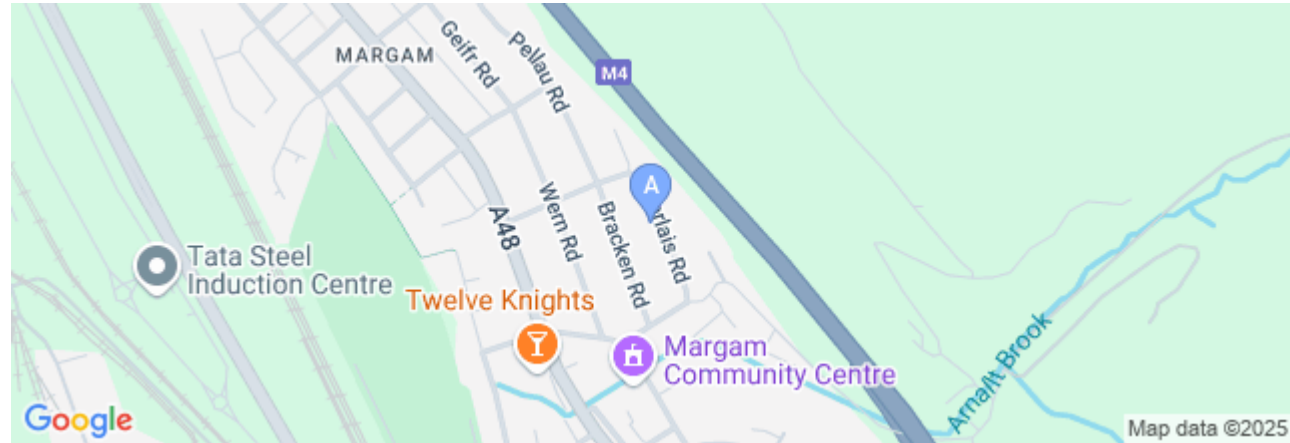
Outbuilding
Approx 6 sq m / 64 sq ft

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		86
(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.

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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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