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PROFESSIONALS

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**PETER MORGAN**

**7 Morfa Road, Port Talbot, West Glamorgan, SA13 2DL**

**£200,000**



### **Main Features**

- Semi-Detached Property
- Ideal Family Home
- Freehold
- Enclosed Rear Garden & Driveway  
Providing Off Road Parking
- Three Bedrooms
- Family Bathroom & Shower Room
- Gas Central Heating
- Council Tax Band - B / EPC - D
- Close To Local Amenities
- Need A Mortgage? We Can Help!

### **General Information**

This semi-detached house is a 3-bedroom, 2-bath family home, characterized by a freehold status. The property features an enclosed rear garden and driveway, providing off-road parking for residents and guests. Internally, the house includes two reception rooms, allowing for versatile use of space. The living room is designed for family gatherings, while the dining area transitions seamlessly to the kitchen. Both bathrooms consist of a family bathroom and a shower room.

The enclosed rear garden is accessible from the kitchen and dining area, promoting easy outdoor dining or play.

The location of this family home is complemented by its proximity to local amenities. Ysgol Cwm Brombil school is nearby, making it convenient for families with children. Located close to many local amenities such as Brombil Reservoir, Afan College, Eastern Primary School, local shops, variety of restaurants and whilst also having easy access to the M4 corridor.

### **GROUND FLOOR**

#### **Hallway**

Wood-effect uPVC front door, radiator, carpeted flooring, stairs to first floor and under stairs storage cupboard.

#### **Lounge**

Wood-effect uPVC Bay window to front aspect, two radiators, carpeted flooring and feature fireplace with electric fire.

#### **Dining Area**

Wood-effect uPVC Bay French doors to access rear garden, laminate flooring, radiator and breakfast bar.

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over inset stainless steel sink with mixer tap. Wood-effect uPVC double glazed window to side aspect, integrated fridge freezer, integrated dishwasher, integrated electric grill, integrated cooker, breakfast bar with electric hob and hood over, tiled flooring and cupboard housing a combi boiler serving domestic hot water and gas central heating.

#### **Shower Room**

Comprising of a low level WC, wash hand basin and single shower cubicle. Wood-effect Frosted uPVC double glazed window to rear aspect, towel radiator, tiled flooring and access to loft above.

### **FIRST FLOOR**

#### **Landing**

Wood-effect uPVC double glazed window to side aspect, carpeted flooring and access to the loft above.

#### **Family Bathroom**

Comprising of a low level WC, wash hand basin with storage units and a corner shower cubicle.

### Bedroom Two

Wood-effect uPVC double glazed window to rear aspect, carpeted flooring, radiator and built in wardrobe.

### Bedroom One

Wood-effect uPVC double glazed window to front aspect, two radiators, carpeted flooring and built in wardrobe.

### Bedroom Three

Wood-effect uPVC double glazed window to front aspect, radiator and carpeted flooring.

### EXTERNALLY

### Gardens

Front enclosed area with driveway.

### 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](mailto: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)

<b>Current council tax banding</b>	B
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<b>Current heating type</b>	Combi
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<b>Tenure (To be confirmed)</b>	Freehold
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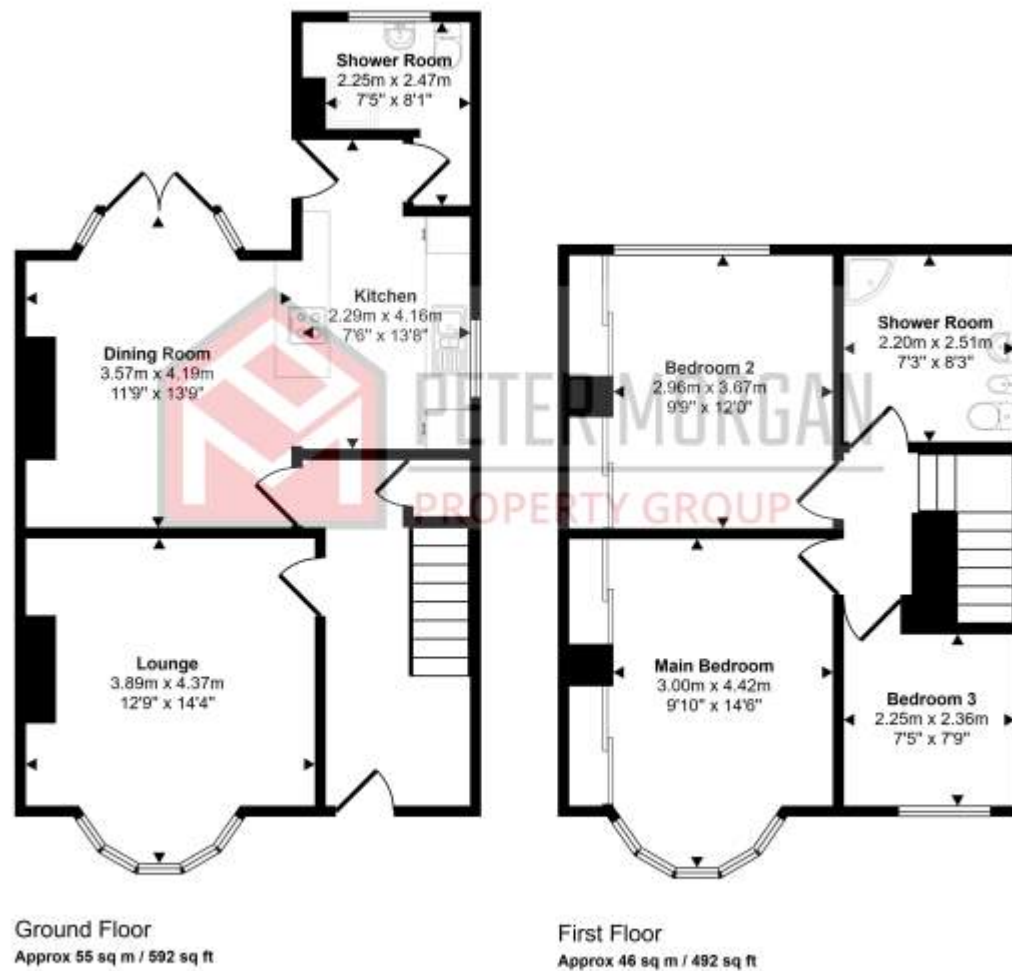








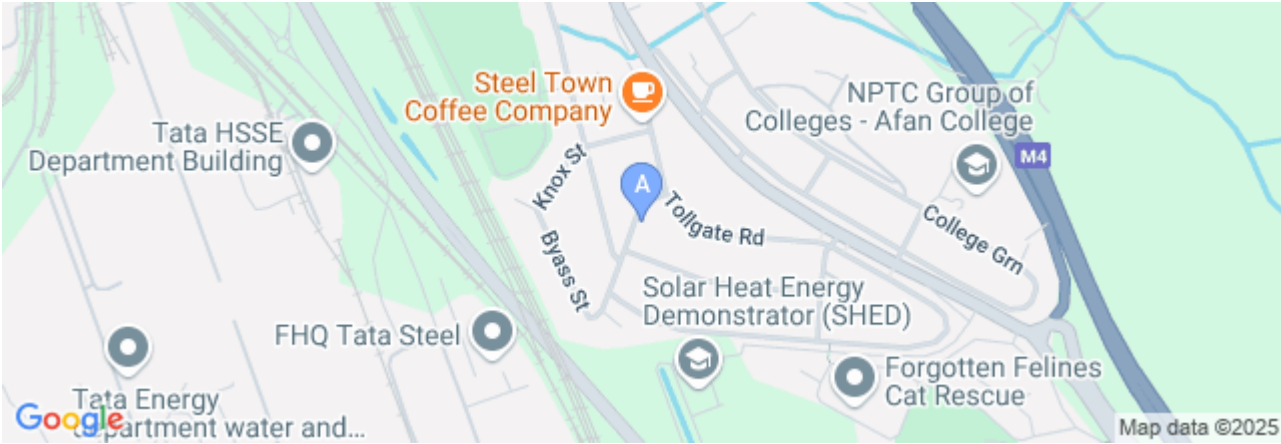
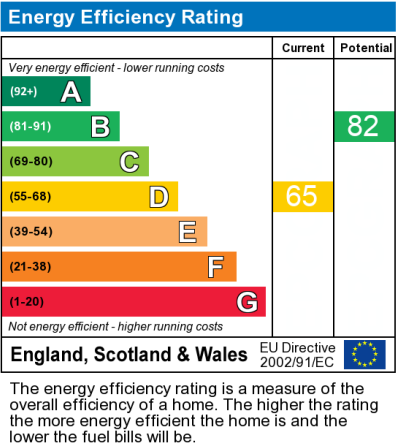
Approx Gross Internal Area  
101 sq m / 1085 sq ft



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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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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