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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

51 Morlais Road, Port Talbot, West Glamorgan, SA13 2AS

£175,000

Main Features

- Semi-Detached Property
- Three Bedrooms & Two Reception Rooms
- Off Road Parking & Enclosed Rear Garden
- Freehold
- EPC - D - Council Tax Band - C
- Sought After Location
- Gas Central Heating
- Easy Access To M4 Corridor
- Need A Mortgage? We Can Help!

General Information

This semi-detached house features three bedrooms and two reception rooms, providing ample living space for families. The property is located in a sought-after area, ensuring convenience and accessibility to local amenities. Off-road parking is available, making it easy for residents and guests to access the property. The exterior includes a well maintained, enclosed rear garden that offers a sense of privacy. The garden is designed for ease of maintenance, featuring a combination of patio and grassed areas, ideal for outdoor activities and relaxation.

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

Laminate flooring, radiator, stairs to first floor with understairs storage.
Door to;

Lounge

uPVC double glazed window, radiator with cover, laminate flooring feature fireplace housing electric fire.
Through to;

Dining Room

uPVC double glazed window, radiator with cover and laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window, integrated oven, gas hob with hood over, plumbing in place for washing machine, understairs storage, tiled flooring, space for fridge freezer and tiled flooring.
uPVC door to access rear garden.

FIRST FLOOR

Landing

uPVC double window to side aspect access to loft above and a cupboard housing combi boiler serving domestic hot water and central heating.
Doors to;

Bedroom One

uPVC double glazed window, carpeted flooring and eaves storage.

Bedroom Two

uPVC double window, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window, radiator and carpeted flooring.

Bathroom

Comprising of a low level WC, vanity wash hand basin and panelled bath with shower over. uPVC double glazed window, tiled walls, radiator and laminate flooring.

EXTERNALLY

Gardens

Front tiered garden with steps to front door driveway offering off road parking and access to rear garden.

Enclosed rear garden with patio area, artificial lawn area, large storage shed with power

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)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

Current heating type Gas

Tenure Freehold

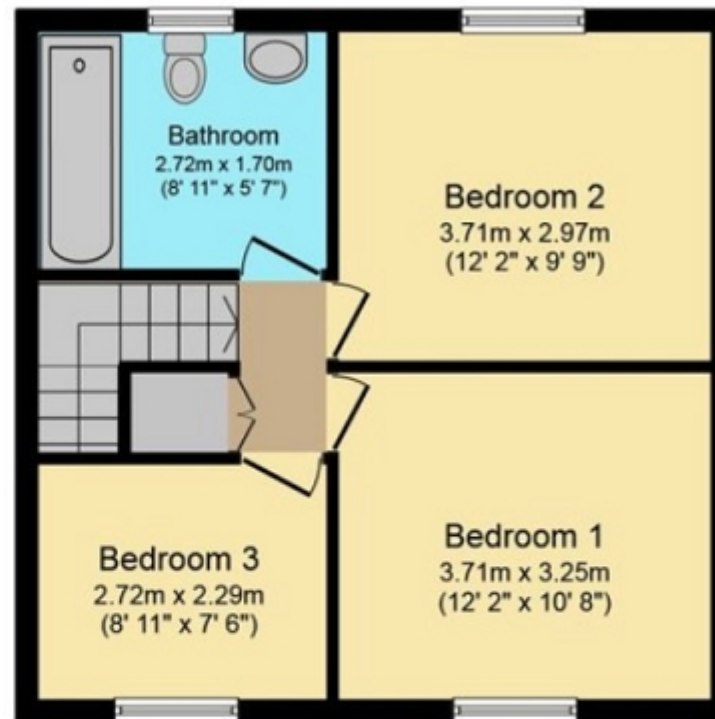






Ground Floor

Floor area 42.2 sq. m. (454 sq. ft.) approx




First Floor

Floor area 42.2 sq. m. (454 sq. ft.) approx

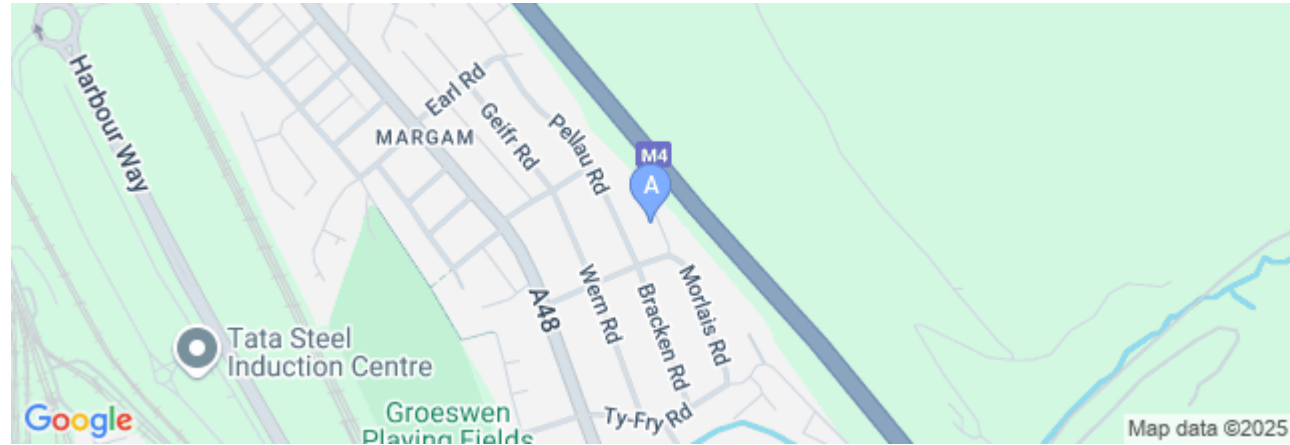
floor area 84.4 sq. m. (908 sq. ft.) approx

Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows, features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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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	57	
(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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