



ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

31 Rice Street, Port Talbot, West Glamorgan, SA13 1SN

£190,000

Main Features

- Traditional End Of Terraced Town House
- Four Bedrooms & Three Reception Rooms
- Freehold
- Enclosed Rear Garden & Two Garages
- Convenient Location
- Offering A Lot Of Potential
- EPC - TBC
- Gas Central Heating
- Easy Access To M4 The Corridor
- Need A Mortgage? We Can Help!

General Information

This traditional end of terraced town house comprises three reception rooms, kitchen, pantry and WC to the ground floor, four bedrooms and family shower to the first floor, also including an enclosed rear garden and a garage, providing outdoor space and additional storage or parking options.

Close to local amenities such as local restaurants, supermarkets, Port Talbot train station, Aberavon Shopping Centre, Aberavon Beach and sports clubs, also having easy access to the M4 corridor.

GROUND FLOOR

Entrance Porch

uPVC front door, part tiled walls and tiled flooring.
Wooden door to;

Hallway

Radiator, carpeted flooring and stairs to first floor.
Doors to;

Lounge

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

Lounge/ Sitting Room

uPVC window to rear aspect, radiator and carpeted flooring.

Reception Room

uPVC Bay window to side aspect, two radiators, carpeted flooring and feature fireplace with gas fire.

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, space for under counter fridge, plumbing in place for washing machine, space for cooker, tiled flooring and part tiled walls.
uPVC door to access rear garden.

Rear Hallway

Tiled flooring, Frosted window and wash hand basin.
Doors to;

WC

Low level WC, tiled flooring and uPVC window to side aspect.

Pantry

uPVC Frosted window to rear aspect and tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring.
Doors to;

Bedroom One

uPVC Bay window and uPVC windows to front aspect, radiator and carpeted flooring.

Bedroom Two

uPVC window to rear aspect, radiator and carpeted flooring.

Wet Room

Comprising of a low level WC, wash hand basin and walk in shower. uPVC Frosted window to side aspect, radiator and access to loft above.

Bedroom Four

uPVC window to side aspect, radiator, carpeted flooring and airing cupboard housing a combi boiler serving domestic hot water and gas central heating.

Bedroom Three

uPVC window to rear aspect, radiator and carpeted flooring.

EXTERNALLY

Gardens

Enclosed rear garden with access to garage to the rear and side access. There is also an additional garage which you can access through the rear lane.

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 pmfinancial@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

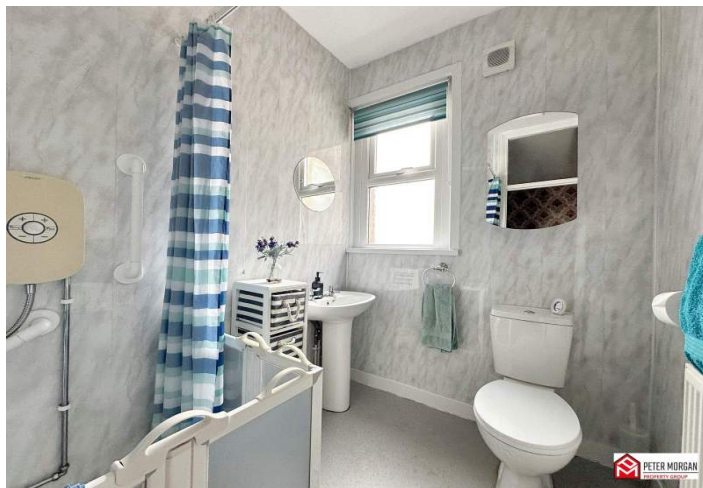
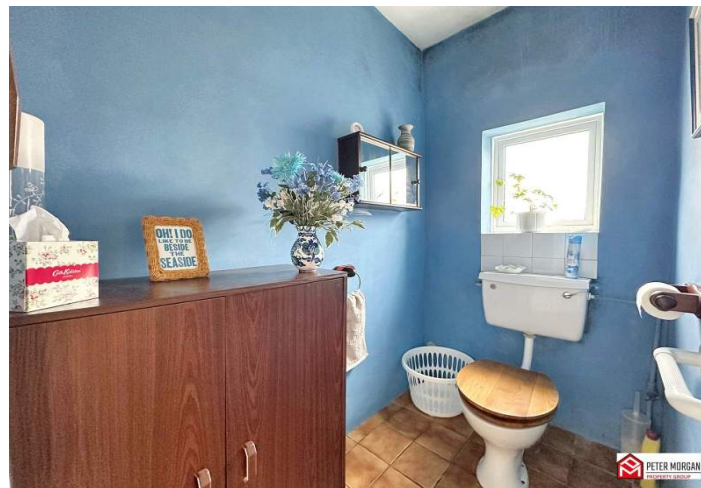
Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding	C
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Current heating type	Gas
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Tenure (To be confirmed)	Freehold
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Approx Gross Internal Area
173 sq m / 1864 sq ft



Ground Floor
Approx 79 sq m / 853 sq ft

First Floor
Approx 70 sq m / 749 sq ft

Outbuildings
Approx 24 sq m / 262 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.

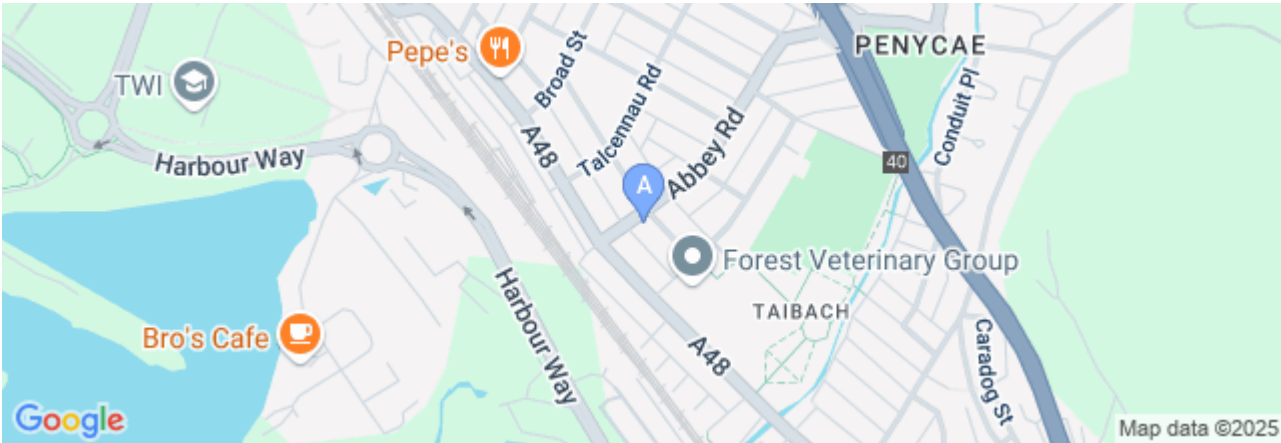
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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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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