

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



28 Adare Street, Port Talbot, West Glamorgan, SA12 6QF

£180,000



Main Features

- NO ONWARDS CHAIN
- Freehold
- Detached Bungalow
- Two Bedrooms & Two Reception Rooms
- Enclosed Rear Garden & Off Road Parking
- EPC - D / Council Tax Band - C
- Convenient Location
- Need A Mortgage? We Can Help!

General Information

This detached bungalow features two bedrooms and is designed for comfortable living with a practical layout. The property has a single bathroom, providing essential amenities for residents. Additionally, it boasts two reception rooms, kitchen and family bathroom, offering versatile accommodation.

The exterior showcases a spacious enclosed rear garden, ideal for outdoor activities or gardening enthusiasts. Off-road parking is also available, enhancing convenience for residents and visitors alike.

Located in a popular area of Port Talbot, close to many local amenities such as Afon Lido Football Club, Tywyn Primary School, Bar Gallios, Blancos and Aberavon Beach Front, also having a short distance to Port Talbot town centre.

GROUND FLOOR

Entrance Porch

uPVC double window, vertical blinds and laminate flooring.
Door to;

Living Room

Two uPVC double windows, radiator and laminate flooring.
Door to;

Bedroom One

uPVC double glazed window, vertical blinds, radiator and laminate flooring.

Dining Room

UPVC double window, vertical blinds, meter cupboard, radiator and laminate flooring.

Hallway

uPVC double glazed window, blinds and laminate flooring.

Bedroom Two

uPVC double glazed window, radiator, laminate flooring and access to loft above.

Bathroom

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

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset6 sink with mixer tap. Dual uPVC double glazed windows, built in oven, extractor fan, plumbing in place for washing machine, combi boiler serving domestic hot water and has central heating, radiator and laminate flooring. uPVC door to access rear garden.

EXTERNALLY

Gardens

Enclosed rear garden laid to lawn with access to garage which is currently used as a storage shed.

Front garden with a driveway providing off road parking.

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 a 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

Current council tax banding

B

Current heating type

Gas

Tenure (To be confirmed)

Freehold





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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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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