

ESTAS
★★★★★

BEST IN POSTCODE
WINNER 2025

#customerserviceawards



49 Morlais Road, Port Talbot, Neath Port Talbot, SA13 2AS



PETER MORGAN

Offers Over **£180,000**

Main Features

- Well presented semi detached home
- 3 bedrooms
- Modern fitted shower room
- Lounge, dining room and conservatory
- Off road parking and enclosed rear garden
- Set in the heart of Margam within easy access to the M4 corridor
- Convenient for Afan College, Eastern Primary School, Margam Park and Brombil Reservoir to enjoy country walks
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC: D
- Need a mortgage? We can help.

General Information

WELL PRESENTED 3 BEDROOM SEMI DETACHED HOUSE WITH NO ONWARD CHAIN.

Set in the heart of Margam within easy access to the M4 corridor. Convenient for Afan College, Eastern Primary School, Margam Park and Brombil Reservoir to enjoy country walks.

This home has accommodation comprising ground floor hallway, lounge, dining room, kitchen with breakfast bar and conservatory. First floor landing, modern family shower room and 3 bedrooms. The exterior offers front garden with off road parking and enclosed rear garden.

The property benefits from uPVC double glazing and gas central heating.

GROUND FLOOR

Hallway

uPVC door to front. Carpeted staircase to first floor. Fitted carpet. Understairs store cupboard.

Lounge

uPVC double glazed bay window to front. Radiator. Laminate flooring.

Dining Room

uPVC doors to conservatory. Laminate flooring. Radiator.

Kitchen

uPVC bay window to rear. uPVC door to side. Fitted kitchen comprising a range of wall mounted and base units. Gas oven and grill. Gas hob. Space and plumbed for washing machine. Space for under counter fridge / freezer. Under stairs cupboard. Tiled floor.

Conservatory

uPVC double glazed windows and doors to patio. Double glazed tinted glass roof. Tiled floor. Underfloor heating. Radiator.

FIRST FLOOR

Landing

uPVC double glazed window to side. Carpeted staircase from ground floor. Fitted carpet. Airing cupboard. Loft access hatch.

Family Shower Room

uPVC double glazed frosted window to rear. 3 piece suite comprising WC with enclosed cistern, hand wash basin set in vanity drawer unit and shower cubicle. Fully tiled walls. Tiled floor. Towel radiator.

Bedroom 1

uPVC double glazed window to front. Fitted wardrobes. Radiator. Fitted carpet.

Bedroom 2

uPVC double glazed window to rear. Radiator. Fitted carpet. Access hatch to storage over eaves.

Bedroom 3

uPVC double glazed window to front. Radiator. Laminate flooring.

EXTERIOR

Front Garden

Steps to front door. Off road parking. Laid to turf and mature planting. Decorative stone laid area.

Rear Garden

Enclosed rear garden laid to paved patio. Storage building. Pedestrian gate to front.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

General Information

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

Current council tax banding

C

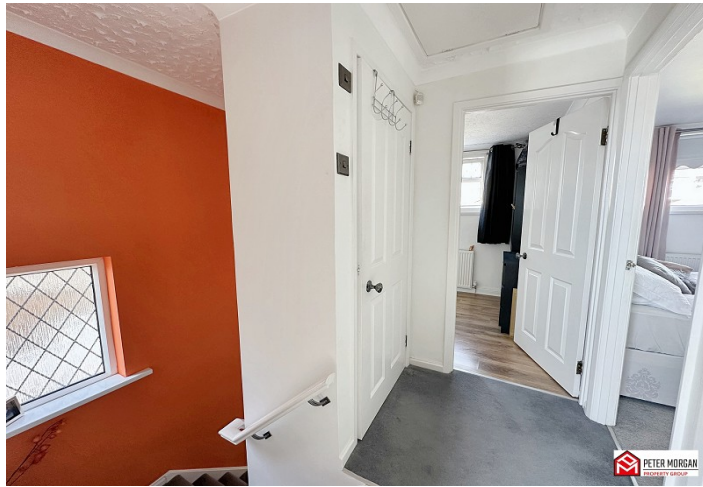
Current heating type

Gas

Tenure

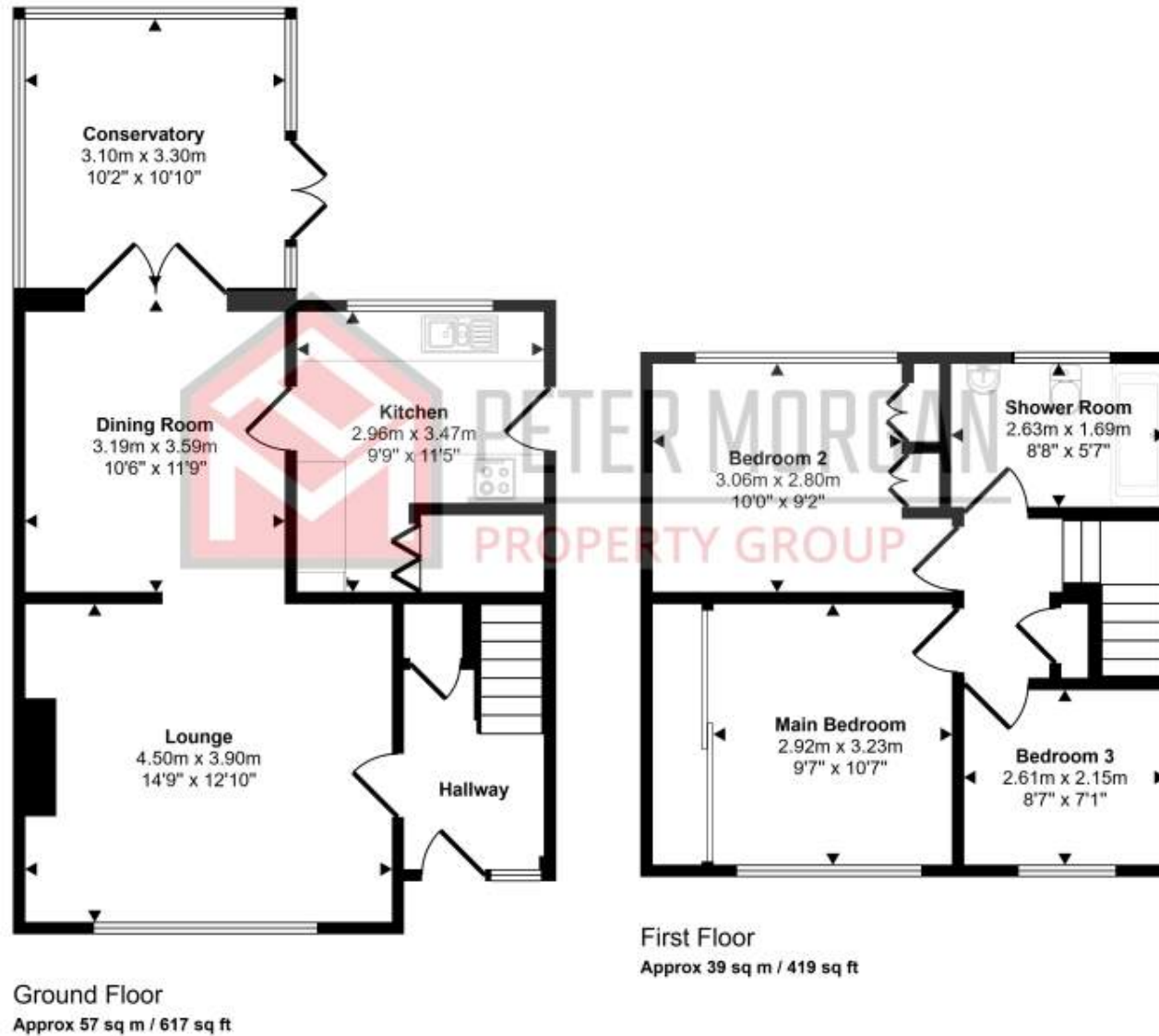
Freehold







Approx Gross Internal Area
96 sq m / 1036 sq ft

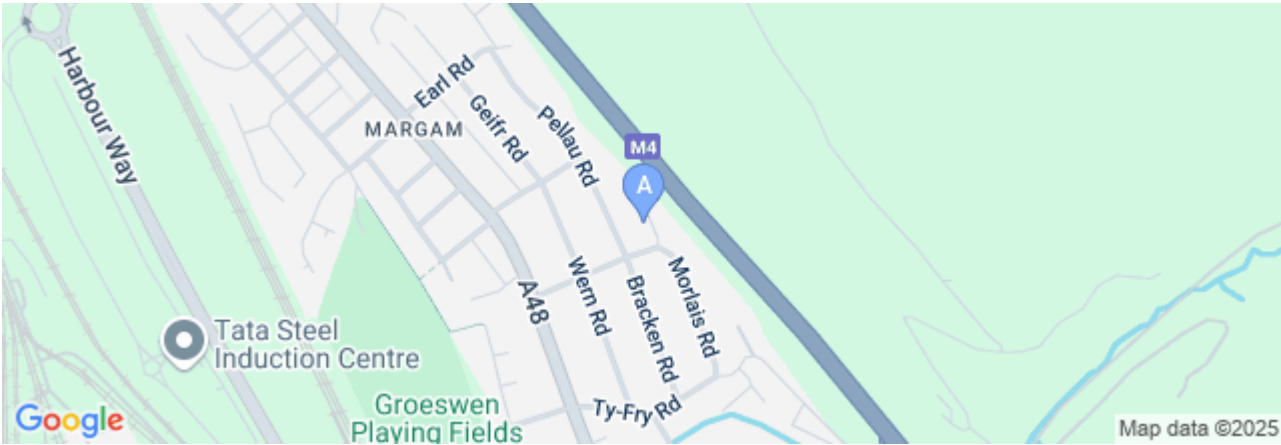


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	67	
(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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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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