

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



35 Channel View, Port Talbot, Neath Port Talbot. SA12 6JF



£295,000

Main Features

- Five Bedrooms
- Immaculately Presented Throughout
- Semi-Detached Three Storey Property
- The Perfect Family Home
- EPC - C
- Enclosed Landscaped Garden
- Off Road Parking To The Front
- Freehold
- Family Bathroom , En Suite & WC
- Need A Mortgage? We Can Help!

General Information

This immaculately presented, five bedroomed property is the ideal family home! Internally the property offers three generous size reception rooms, conservatory, modern family kitchen and WC to the ground floor, four bedrooms one with an en suite and family bathroom to the first floor and the main bedroom with en suite to the second floor. This beautiful home also benefits from off road parking to the front, a landscaped rear garden and uPVC double glazed windows throughout.

Situated within walking distance to Aberavon Beach Front, Bar Gallois Restaurant, Reel Cinema, Aberavon Leisure Centre and many other local attractions, whilst also having easy access to the M4 corridor and Port Talbot Town Centre.

GROUND FLOOR

Entrance Porch

Enter through a composite door and tiled flooring.

Entrance Hallway

Tiled flooring, radiator, under stairs storage cupboard and stairs to the first floor. Doors to;

Reception Room One/Office

Floor to ceiling uPVC double glazed windows to the front aspect, carpeted flooring, radiator, LED spot lighting, fitted work bench and uPVC door to access the front.

Reception Room

uPVC double glazed window to the front aspect, radiator, wooden flooring with flooring spotlights.

Lounge

Tiled flooring, radiator, a feature fireplace with electric fire and dual uPVC doors to access the conservatory.

Conservatory

uPVC double glazed windows to the side and rear aspects, tiled flooring, fitted storage cupboards, featured lantern sky light and French doors to access the rear garden.

Kitchen

A modern kitchen appointed with a range of matching white gloss wall and base units with 'Quartz' worktops over and an inset sink with mixer tap. Space for a free standing Range cooker, fan over, wine cooler, space for a fridge freezer, integrated dishwasher, tiled flooring and uPVC French doors to access the rear garden.

Door to;

Utility

Tiled flooring, plumbing in place for a washing machine and space for fridge. Door to;

En Suite

Vanity unit with low level WC and sink with mixer tap. Tiled flooring.

FIRST FLOOR

Landing

uPVC double glazed window, carpeted flooring and radiator. Doors to;

Bedroom Four

uPVC double glazed window to the front aspect, carpeted flooring, radiator and fitted wardrobes.

Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

Bathroom

Comprising of a low level WC, free standing bath with free standing tap and shower head, fully tiled shower with glass panel. uPVC double glazed window to the rear aspect, led lighting, tiled flooring and a vanity mirror with storage cupboard.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator and carpeted flooring. Door to;

En Suite

Comprising of a low level WC, vanity wash hand basin with mixer tap and a single shower cubicle. Tiled flooring and extractor fan.

Bedroom Five

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

SECOND FLOOR

Bedroom One

uPVC double glazed velux windows, carpeted flooring, radiator and storage eaves.

En Suite

Comprising of a low level WC, vanity wash hand basin and a double shower cubicle. Part tiled walls and radiator.

EXTERNALLY

Gardens

A front drive offering off road parking for two/three vehicles with side access to the rear.

A beautiful low maintenance rear garden with patio laid slabs and laid to lawn area. Also having an area to sit and relax in the sunshine and access to the rear garden room.

Large storage shed to rear with power.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding D

Current heating type Gas

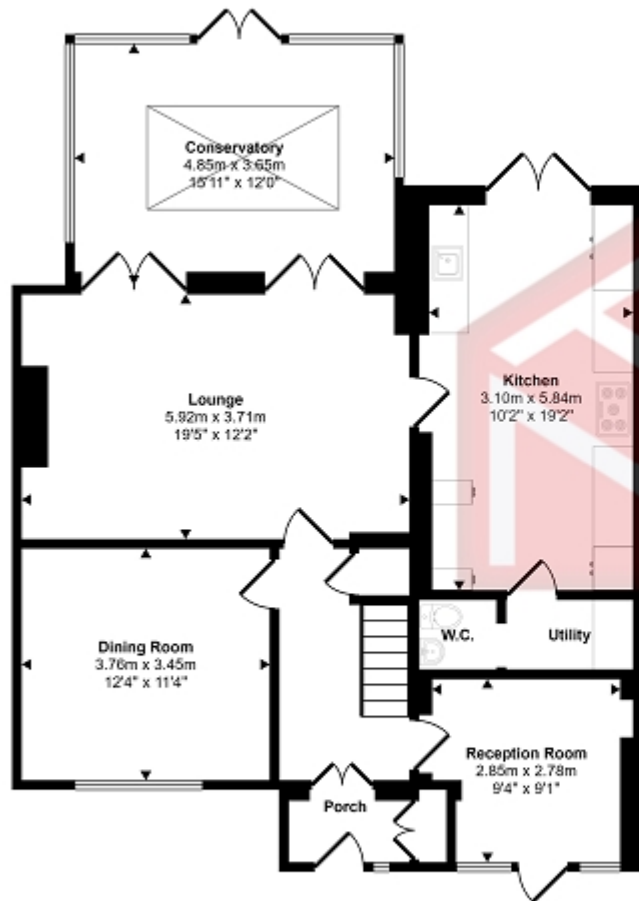
Tenure (To be confirmed) Freehold





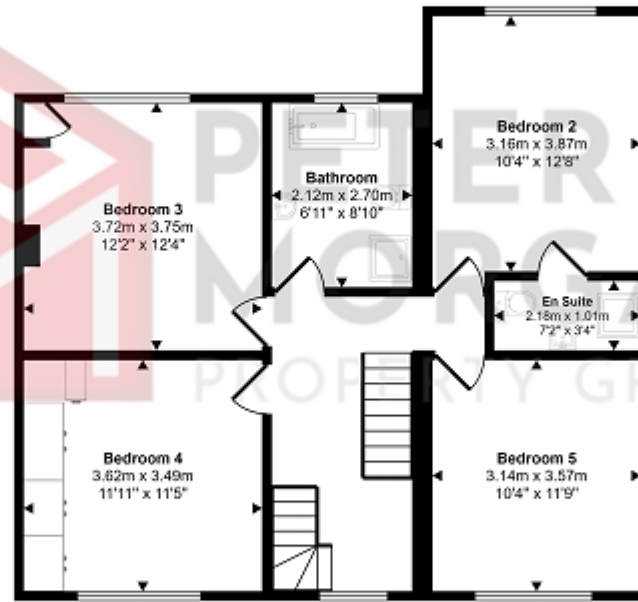


Approx Gross Internal Area
203 sq m / 2184 sq ft

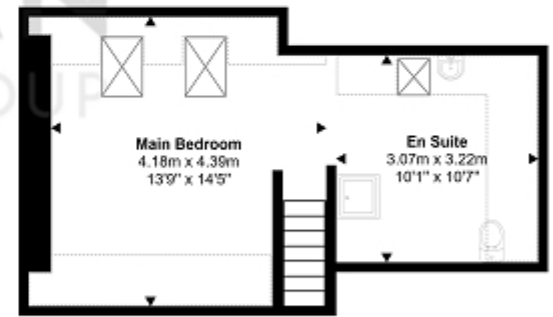


Ground Floor
Approx 100 sq m / 1071 sq ft

☐ Denotes head height below 1.5m




First Floor
Approx 73 sq m / 791 sq ft



Second Floor
Approx 30 sq m / 321 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	79
(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 ?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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