

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



33 Ford Road, Port Talbot, Neath Port Talbot. SA13 1YT



Offers Over £140,000

Main Features

- Four Bedrooms
- Family Home
- Ideal location
- Freehold
- EPC - D
- Bathroom To The Ground Floor
- Gas Central Heating
- Easy Transport Links
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

This end of terraced property comprises of a lounge diner, kitchen and bathroom to the ground floor, four bedrooms and En suite to the first floor, also benefitting from an landscaped rear garden.

This property is located close to many local amenities such as Velindre Community School, Tesco Superstore, Princess Royal Theatre, Aberafon Shopping Centre and a short drive to Aberavon Beach.

Please check out our new and improved website for more information!

GROUND FLOOR

Entrance Porch

Enter through a uPVC door. Carpeted flooring.

Entrance Hallway

Wooden flooring.

Door to;

Lounge / Diner

uPVC double glazed window to the front and rear aspect, wooden flooring, radiator, under stairs storage cupboard and a feature fireplace with with a log burner.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the side aspect, plumbing in place for a washing machine, integrated cooker with gas hob and fan over, part tiled walls, space for a fridge freezer, vinyl flooring and radiator.

Door to;

Rear Hallway

Laminate flooring, radiator and a uPVC door to access the rear garden.

Doors to;

Bathroom

Comprising of a low level WC, vanity wash hand basin with mixer tap and panelled bath with shower over and glass screen. uPVC double glazed windows to the side aspect and rear aspect, laminate flooring and radiator.

FIRST FLOOR

Landing

Carpeted flooring, radiator and access to the loft above.

Doors to;

Bedroom Two

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

En Suite

Comprising of a low level WC and vanity wash hand basin with mixer tap.

Laminate flooring and cladding walls.

Bedroom Three

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

Bedroom One

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

Bedroom Four

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

EXTERNALLY

Gardens

An enclosed rear garden with access access and a brick built 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)

Council Tax

Annually - £1643

Viewings

Strictly By Appointment Only

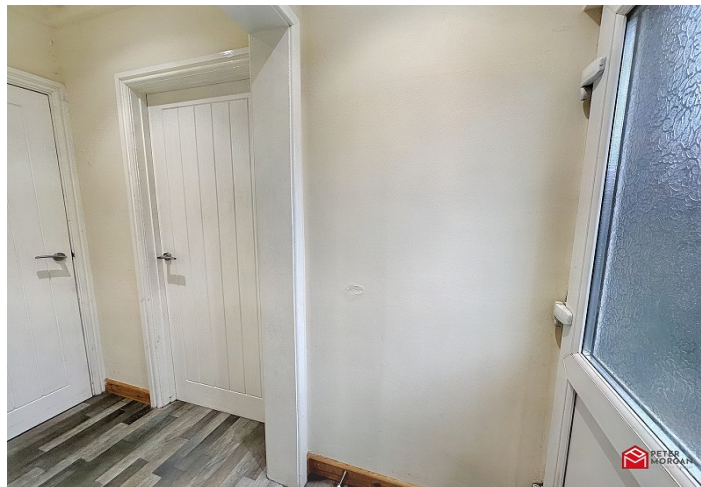
Utilities

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

Current council tax banding B

Current heating type Gas

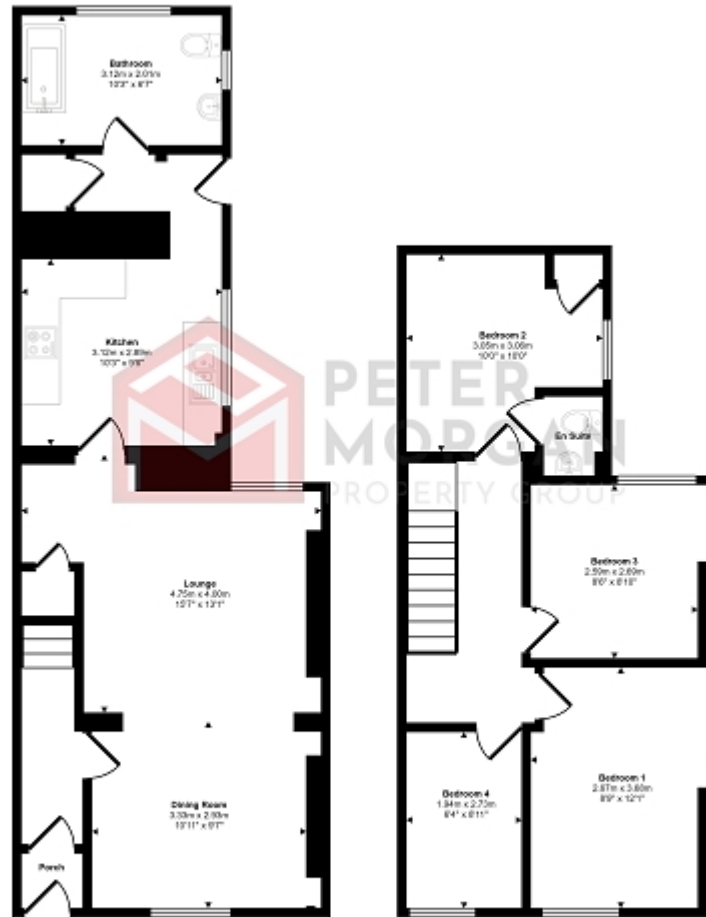
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
95 sq m / 1026 sq ft



Ground Floor
Approx 53 sq m / 575 sq ft

First Floor
Approx 42 sq m / 452 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		87
(69-80) C		
(55-68) D	63	
(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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