

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



21 Gwendoline Street, Port Talbot, Neath Port Talbot. SA12 6ED



**£80,000**

## Main Features

- NO ONWARDS CHAIN
- Freehold
- Updating Required Throughout
- EPC - TBC
- Convenient Location
- Potential For Investment Opportunity
- Three Bedrooms
- Council Tax Band - B
- Easy Access To M4 Corridor
- Need A Mortgage? We Can Help!

## General Information

Located in a convenient location with no onwards chain, this mid terraced property comprises of two reception rooms, kitchen, bathroom and separate WC to the ground floor and three bedrooms to the first floor, also having an enclosed rear garden.

Situated close to Port Talbot town centre, Princess Royal Theatre, Tesco Superstore, St Josephs Junior School, St Josephs Comprehensive School, Neath Port Talbot Hospital and a short drive to Aberavon Beach, whilst also having excellent transport links and easy access to the M4 corridor.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Porch

Door to;

### Hallway

Tiled flooring and stairs to first floor.

Doors to;

### Lounge

Window to front aspect and fireplace with gas fire.

## Dining Room

Window to rear aspect, fireplace with gas fire, fitted storage in alcoves.

Door to;

## Kitchen

Appointed with wall and base units with work tops over, inset sink and mixer tap.

## Rear Hallway

Patio door to side aspect, tiled flooring and fitted storage cupboard.

Doors to;

## Bathroom

Comprising of a panelled bath and pedestal wash basin. Frosted window and tiled flooring.

## W.C.

Comprising of a low level WC. Frosted window and tiled flooring.

## FIRST FLOOR

### Landing

Access to loft above.

Doors to;

### Bedroom One

Dual uPVC window to front aspect.

### Bedroom Two

Window to rear aspect.

### Bedroom Three

Window to side aspect.

## EXTERNALLY

### Gardens

Enclosed rear garden

### 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](mailto: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

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

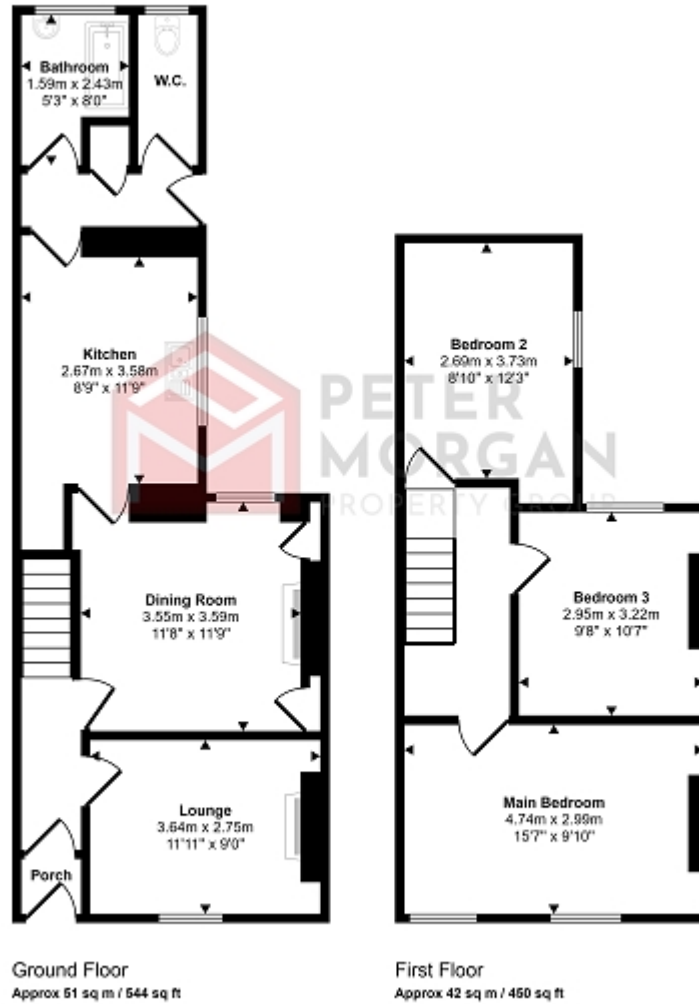
**Current council tax banding** B

**Current heating type** Gas


**Tenure (To be confirmed)** Not Specified



Approx Gross Internal Area  
92 sq m / 994 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

Neath Port Talbot  
Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

