

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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PETER MORGAN

**39 South Avenue, Cymmer, Port Talbot, Neath Port Talbot. SA13 3PY**

**£115,000**



### **Main Features**

- Semi detached house with far reaching views
- 2 double bedrooms
- Lounge and dining room
- Recently fitted kitchen
- First floor bathroom
- The property is conveniently located for local facilities and amenities
- The property is also accessible for Afan Argoed Country Park and popular Afan Forest Mountain Bike Centre
- Front and rear gardens
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC: C

### **General Information**

TWO BEDROOM SEMI DETACHED HOUSE WITH FAR REACHING VIEWS, RECENTLY FITTED KITCHEN, 2 RECEPTION ROOMS, ENCLOSED REAR GARDEN AND HAS BEEN RECENTLY RENDERED TO REAR.

The property is conveniently located for local facilities and amenities i.e local bus service to main town centre, local school, medical centre and swimming pool. The property is also accessible for Afan Argoed Country Park, popular Afan Forest Mountain Bike Centre and close to Glyncorrogw with campsite and 3 fishing ponds.

This home comprises ground floor lounge, dining room with polycarbonate roof and recently fitted kitchen. First floor landing, 2 double bedrooms and family bathroom. Gardens to front and rear.

This property benefits from uPVC double glazed windows and Alpha gas combi central heating boiler. The property has been recently rendered to the rear.

### **GROUND FLOOR**

### **Lounge**

uPVC double glazed windows to front. Fitted carpet. Radiator. Fireplace with surround. Electrical consumer unit.

### **Kitchen**

uPVC double glazed windows to rear. uPVC double glazed door to rear. Recently fitted kitchen (June 2024) finished with a range of white high gloss wall mounted and base units and contrasting granite effect worktops. Space for gas oven and hob. Plumbed for washing machine. Stainless steel sink with drainer and central mixer tap. Radiator. Wall mounted stainless steel extract fan.

### **Dining Room**

Dining room to side of property. Polycarbonate roof. uPVC double glazed door to front. uPVC double glazed window to rear. Fitted carpet. Radiator. Wall mounted light fittings.

### **FIRST FLOOR**

### **Landing**

Fitted carpet. Access to attic. Access to storage cupboard housing Alpha Combi gas central heating boiler.

### **Bathroom**

uPVC double glazed window to side. Bathroom suite comprising shower bath, WC and wash hand basin. Fully tiled walls and floor. Tile effect flooring. Radiator.

### **Bedroom 1**

uPVC double glazed window to rear. Fitted carpet. Fitted mirror fronted wardrobes. Access to additional storage. Radiator.

### **Bedroom 2**

uPVC double glazed window to front with views. Fitted carpet. Radiator.

## EXTERIOR

### Front Garden

Step leading to front door. Access to dining room. A range of mature shrubs and plants.

### Rear Garden

Raised hardstand. Enclosed rear garden. Patio terrace. A range of mature shrubs and plants. Outside tap.

### General Information

Please note that this property is steel framed.

### 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 [bcb@petermorgan.net](mailto:bcb@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 electricity, mains water, mains gas, mains drainage

### Current council tax banding

A

### Current heating type

Combi

### Tenure

Freehold

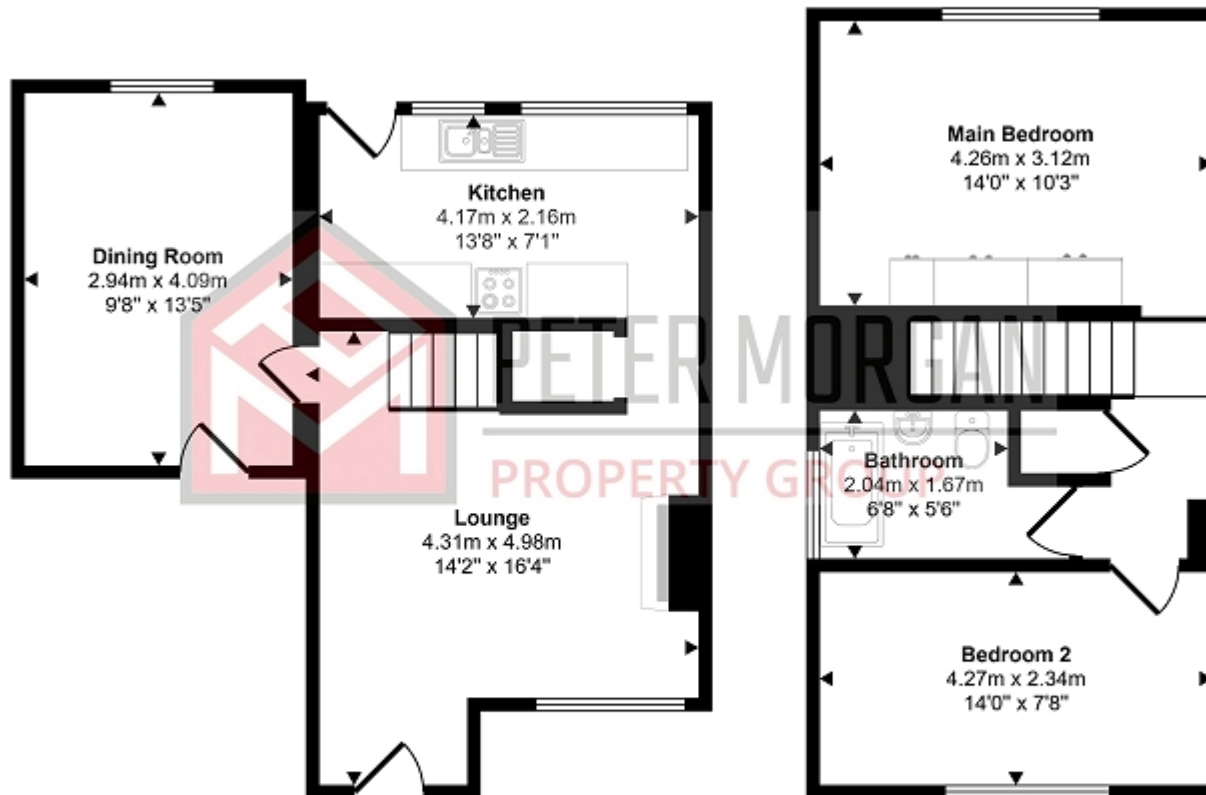








Approx Gross Internal Area  
77 sq m / 832 sq ft



Ground Floor  
Approx 41 sq m / 446 sq ft

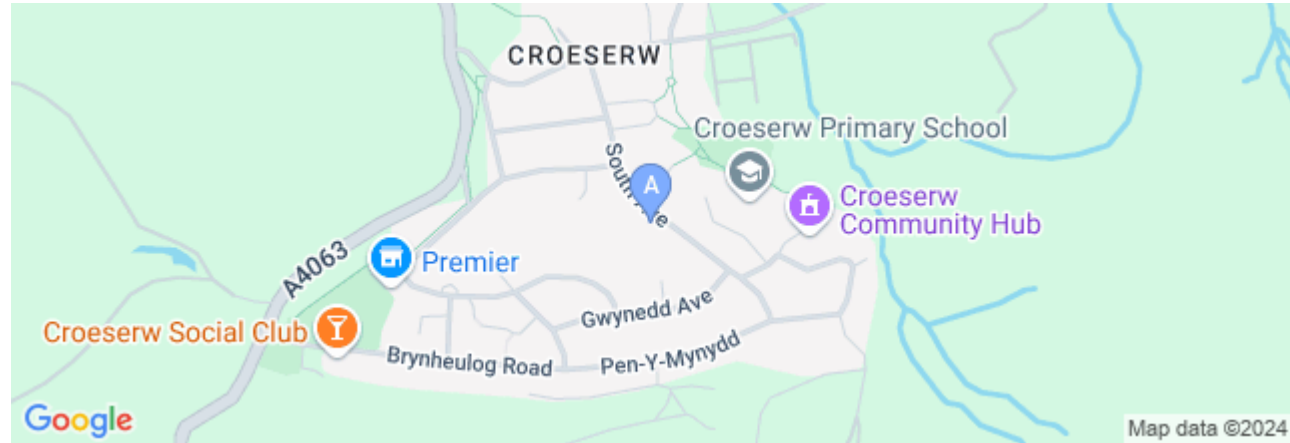
First Floor  
Approx 36 sq m / 386 sq ft

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
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	69	
(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.

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# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

## Bridgend County Branch

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