

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



**4 Norton Terrace, Glyncorrwg, Port Talbot, Neath Port Talbot. SA13 3AN**



**PETER MORGAN**

**£110,000**

### **Main Features**

- NO ONWARDS CHAIN
- Freehold
- Recently Refurbished Mid Terraced Property
- Four Bedrooms
- Two Reception Rooms
- Enclosed Rear Garden
- EPC - D
- Semi-Rural Location
- Boasting Country Side Views
- Need A Mortgage? We Can Help!

### **General Information**

This mid-terraced house features four bedrooms and one bathroom, making it suitable for families or those who require additional space, also comprises of two reception rooms, providing flexible areas for living or dining. There is on street parking to the front and an enclosed rear garden.

Situated in a semi-rural location, the house offers picturesque countryside views, enhancing the living experience. Accessibility to local amenities is an advantage, as the nearby Glyncorrwg Primary School caters to educational needs, while the Village Discount Stores provides easy grocery access for everyday essentials.

### **GROUND FLOOR**

#### **Hallway**

Tiled flooring, radiator and carpeted stairs to first floor.

#### **Lounge**

uPVC double glazed window, radiator, carpeted flooring and feature fireplace.

#### **Living Room**

uPVC double glazed window, radiator, carpeted flooring, under stairs storage and feature fireplace.

### **Kitchen**

Newly fitted kitchen appointed with a range of matching wall and base units with work tops over and inset stainless sink with mixer tap. uPVC double glazed window, integrated oven, hob, plumbing in place for washing machine, tiled flooring and radiator.

### **Bathroom**

Newly fitted bathroom comprising of a low level WC, pedestal wash hand basin and shower cubicle. uPVC double glazed window, tiled flooring and radiator.

### **FIRST FLOOR**

#### **Landing**

#### **Bedroom One**

uPVC double glazed window, radiator and carpeted flooring.

#### **Bedroom Two**

uPVC double glazed window, radiator and carpeted flooring.

#### **Bedroom Three**

uPVC double glazed window, radiator and carpeted flooring and feature fireplace.

#### **Bedroom Four**

uPVC double glazed window, radiator, carpeted flooring and feature fireplace.

### **EXTERNALLY**

## Gardens

Forecourt with steps leading to front door. Rear court yard with steps leading with further 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 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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

## Current council tax banding

A

## Current heating type

Combi

## Tenure (To be confirmed)

Freehold





## 4 Norton Terrace, Glyncoed, Port Talbot, Neath Port Talbot. SA13 3AN

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>		
(55-68) <b>D</b>	67	
(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 Hub

npt@petermorgan.net  
lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Financial Services

team@pmfinancial.net

The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

### Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Talbot Green Hub

talbotgreen@petermorgan.net  
lettingsstg@petermorgan.net

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

### Carmarthen Hub

carmarthen@petermorgan.net  
lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

### Cardiff Hub

cardiff@petermorgan.net  
lettingscd@petermorgan.net

144 Crwys Road,  
Cathays  
Cardiff  
CF24 4NP

# PETER MORGAN



PROPERTY. PROPERLY

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.

**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**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

