

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



25 Island Mews, Port Talbot, Neath Port Talbot. SA13 1XW



£127,500

Main Features

- Freehold
- Mid-Terraced
- Two Bedrooms
- uPVC Double Glazing
- Gas Heating
- Council Tax B
- EPC C
- Need A Mortgage? We Can Help!

General Information

A two bedroom property situated with easy access to Port Talbot Town Centre, local shops and amenities. This property benefits from uPVC double glazing, gas heating, garden to the rear and off-road parking to the front.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Hall

Smoke alarm, stairs, radiator and carpet.

Kitchen

(9' 7" x 6' 0") or (2.93m x 1.83m)

Appointed with matching base, wall and sink units and plumbing for washing machine. uPVC double glazed window, boiler serving domestic hot water and central heating, double radiator and vinyl flooring.

Living Room

(13' 3" x 12' 2") or (4.05m x 3.72m)

uPVC double glazed patio door to rear, under stairs cupboard, radiator and carpet.

FIRST FLOOR

Landing

Access to loft, carpet.

Bedroom One (Rear)

(12' 3" x 9' 5") or (3.73m x 2.87m)

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

Bedroom Two (Front)

(6' 10" x 9' 7" x 0' 0") or (2.08m x 2.93m x 00.00m)

into stairwell cupboard. Two uPVC double glazed windows to the front aspect, radiator and carpet.

Bathroom

Comprised of extractor fan, fully tiled walls to panelled bath with mixer shower and screen, wash hand basin, low level WC, mirror with light and wall cupboard, with radiator and vinyl flooring.

EXTERNALLY

To Front

Pathway to front door, stoned area and off road parking.

To Rear

Enclosed garden by fencing and wall with patio area and garden to lawn.

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 option 4 or email us at porttalbot@petermorgan.net (fees will apply on completion of the mortgage).

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

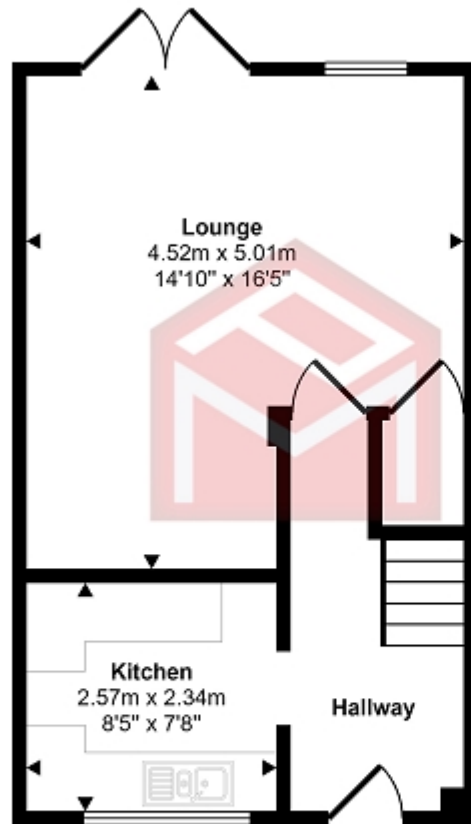
Gas

Tenure (To be confirmed)

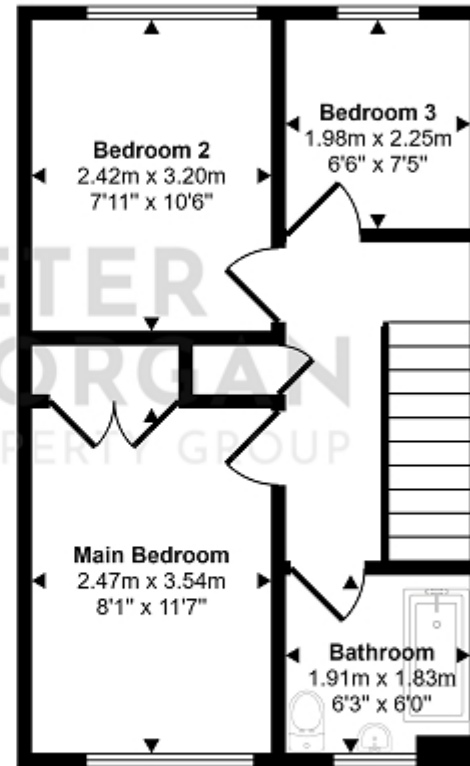
Freehold



Approx Gross Internal Area
68 sq m / 737 sq ft




Ground Floor
Approx 34 sq m / 366 sq ft



First Floor
Approx 34 sq m / 371 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		88
(69-80) C	73	
(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.

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



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

www.petermorgan.net
03300 563 555

