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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Land Addison Road, Port Talbot, Neath Port Talbot. SA12 6HJ



PETER MORGAN

**£50,000**

### Main Features

- Freehold Plot
- Previously Had Planning For Detached Property
- Convenient Location
- Close To Local Amenities
- Within Easy Access To Seafront
- Good Transport Links

### General Information

A freehold plot of land situated in a convenient location for local amenities and with an easy access to Aberavon Seafront. The plot previously had a planning permission for a detached two bedrooms property with off road parking.

### Viewings

Strictly By Appointment Only


### Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** Not Specified

**Current heating type** Not Specified

**Tenure (To be confirmed)** Freehold

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 £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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