

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





Main Features

- Freehold Plot
- Previously Had Planning For Detached Property
- Convenient Location

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.

Close To Local Amenities Strictly By

• Within Easy Access To Seafront

• Good Transport Links

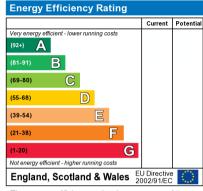
Strictly By Appointment Only

Utilities

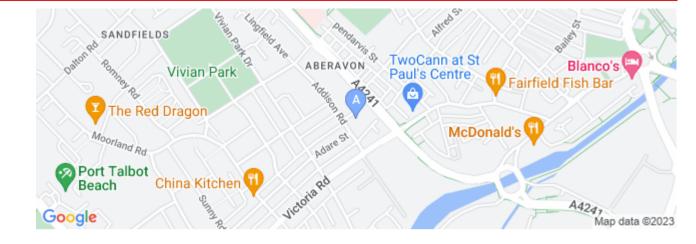
Mains electricity, mains water, mains gas, mains drainage

Current council tax bandingNot SpecifiedCurrent heating typeNot SpecifiedTenure (To be confirmed)Freehold

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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 Head Office	Neath Lettings	Neath Financial Services	Bridgend	Maesteg	Port Talbot
neath@petermorgan.net	lettings@petermorgan.net	financial@petermorgan.net	bridgend@petermorgan.net	maesteg@petermorgan.net	porttalbot@petermorgan.net
33-35 Windor Road,	33-35 Windor Road,	33-35 Windor Road,	16 Dunraven Place,	135 Commercial St,	49 Station Road
West Glamorgan	West Glamorgan	West Glamorgan	Mid Glamorgan	Mid Glamorgan	Mid Glamorgan
SA11 1NB	SA11 1NB	SA11 1NB	CF31 1JD	CF34 9DW	SA13 1NW





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