

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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85 Beechwood Road, Port Talbot, Neath Port Talbot. SA13 2AF



Exclusive

Offers Over £210,000

Main Features

- Freehold
- Semi-Detached
- Three Bedrooms
- Garage
- Garden to Rear
- Gas Heating
- Sought After Location
- EPC Rating
- Council Tax Band D
- No Ongoing Chain

General Information

Situated in one of Port Talbot's most sought-after locations, this large three-bed semi-detached property offers good accommodation throughout and benefits from uPVC double glazing and gas heating. Enclosed garden to the rear with garage. Early viewing is highly recommended to avoid disappointment.

GROUND FLOOR

Through uPVC double glazed door with side panels to;

Entrance Porch

Carpet. Through glass panelled door to;

Entrance Hall

Radiator. Under-stairs cupboard. Carpeted stairs. Plate shelf.

Lounge

(11' 2" x 13' 0") or (3.41m x 3.95m)

uPVC double glazed windows. Radiator. Carpet. Feature fireplace.

Living Room

(11' 3" x 17' 0") or (3.42m x 5.18m)

uPVC double glazed window. Radiator. Carpet. Feature fireplace.

Kitchen

(8' 11" x 17' 8") or (2.71m x 5.38m)

Appointed with a range of matching wall and base units, with a built in stainless steel sink unit. Two uPVC double glazed windows and door to rear. Coving. Part-tiled walls. Radiator. Cushioned flooring.

FIRST FLOOR

Landing

uPVC double glazed window. Carpet.

Bedroom One (Front)

(10' 11" x 15' 7") or (3.33m x 4.74m)

uPVC double glazed window. Radiator. Carpet.

Bedroom Two (Rear)

(10' 11" x 14' 10") or (3.33m x 4.53m)

uPVC double glazed window. Radiator. Carpet. Cupboard.

Bedroom Three (Rear)

(9' 3" x 11' 7") or (2.83m x 3.52m)

uPVC double glazed window. Radiator. Carpet. Access to loft.

Bathroom

Comprising of pedestal hand wash basin and shower screen to bath with mixer shower. Part-tiled walls. Radiator. Cushioned flooring. Cupboard housing combi-boiler serving domestic hot water and gas central heating.

Separate W.C

uPVC double glazed window. Half-tiled walls. Low level WC. Cushioned flooring.

EXTERNALLY

Garden

To front, driveway leading to garage. Pathway to the front door and enclosed garden.

To rear, patio area with large garden lawn with mature plants, trees and shrubs. There is a side area with garden shed and front gated access.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)


Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(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.

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