

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



47 Ynys Street, Port Talbot, Neath Port Talbot. SA13 1YW



PETER MORGAN

**£160,000**

## Main Features

- Three Bedrooms
- Semi-Detached
- Freehold
- uPVC Double Glazing
- Gas Central Heating
- EPC D
- Council Tax B
- Need A Mortgage? We Can Help!

## General Information

Located within easy access to Port Talbot town centre, this three bed property situated in a large plot offers good accommodation and is an ideal family home. The property benefits from uPVC double glazing, gas heating, detached garage to the rear and modern kitchen, with WC to both levels. Viewing is highly recommended.

## GROUND FLOOR

Through uPVC double glazed door to;

### Entrance Porch

uPVC double glazed windows. Laminate flooring. Through uPVC double glazed door to;

### Entrance Hall

uPVC double glazed window. Coving. Radiator. Cupboard. Carpet. Stairs.

### Lounge

(12' 2" x 10' 8") or (3.71m x 3.25m)

uPVC double glazed window. Radiator. Carpet. Feature fireplace housing gas fire through to;

### Dining Room

(9' 3" x 9' 4") or (2.81m x 2.84m)

uPVC double glazed window. Coving. Radiator. Carpet.

## Kitchen

(8' 11" x 10' 6" Max x 7' 0" Min) or (2.71m x 3.19m Max x 2.13m Min)

uPVC double glazed window. Understairs pantry. Inset lighting. Stainless steel sink unit incorporated in base unit with matching range of base and wall units. Gas hob with grill and oven. Integrated fridge and freezer. Extractor hood. Radiator. Breakfast bar. Laminate flooring.

## Rear Porch

Two uPVC double glazed windows to front and rear.

## Separate W.C

Low level WC.

## FIRST FLOOR

### Landing

uPVC double glazed window. Coving. Carpet.

### Bedroom One (Front)

(11' 1" x 9' 6" Min x 11' 11" Max) or (3.39m x 2.89m Min x 3.64m Max)

uPVC double glazed window. Coving. Radiator. Carpet.

### Bedroom Two (Side)

(8' 11" x 6' 5") or (2.71m x 1.95m)

uPVC double glazed tilt and turn window. Coving. Radiator. Carpet. Access to loft.

### Bedroom Three (Rear)

(11' 11" x 9' 3") or (3.63m x 2.82m)

uPVC double glazed window. Coving. Fitted wardrobe. Radiator. Carpet. Airing Cupboard.

### **Bathroom**

uPVC double glazed window. Inset lighting. Cladded walls to corner shower cubicle, vanity wash hand basin and low level WC. Radiator. Carpet.

### **EXTERNALLY**

#### **To Front**

Via gated access to pathway, leads to front and rear doors. Enclosed walled garden with stoned areas.

#### **To Rear**

Large garden to rear with rear lane access and access to detached garage with power. Patio area and lawned area. Utility shed housing boiler serving domestic hot water and gas central heating. Large storage shed.

### **Mortgage Advice**

For a free, no obligation mortgage review, please contact Clive Williams at the Port Talbot branch on 01639 798222. \*Fees may apply on mortgage completion\*

### **Viewings**

Strictly By Appointment Only

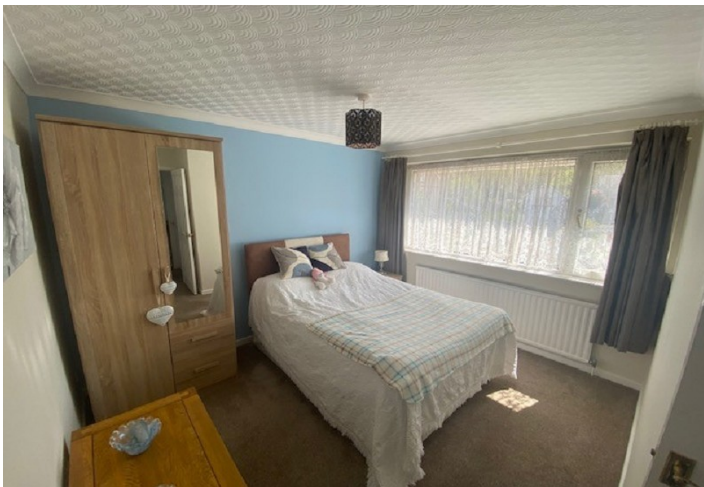
### **Utilities**

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

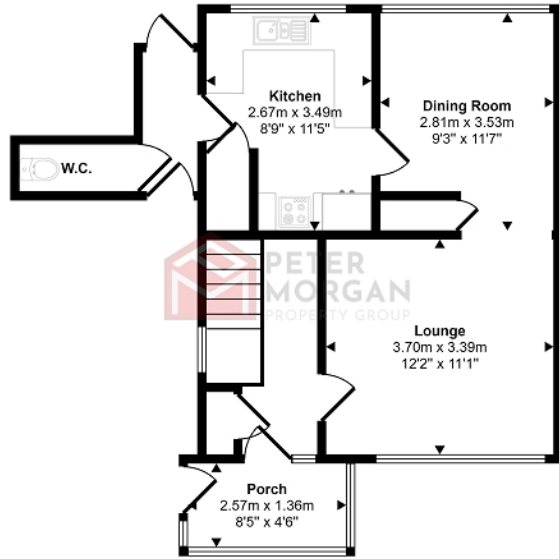
**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

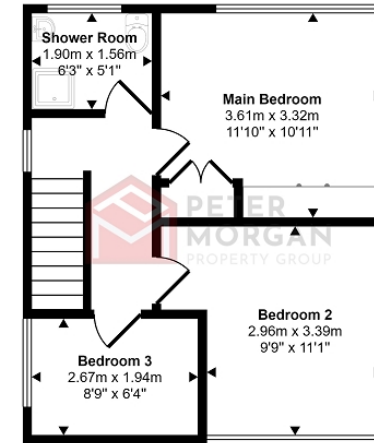






Ground Floor  
Approx 48 sq m / 515 sq ft

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.



First Floor  
Approx 39 sq m / 424 sq ft

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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.

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# PETER MORGAN

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