

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



47 Ford Road, Port Talbot, Neath Port Talbot. SA13 1YT



**£85,000**

## Main Features

- CASH BUYERS ONLY
- Three Bedroomed End Terraced Property
- Investment Opportunity
- Enclosed Garden
- Easy Access to Port Talbot Town Centre
- EPC D
- Council Tax B
- Gas Central Heating

## General Information

Suitable for cash buyers only and offering investment potential, this end terraced property, situated in a convenient location with easy transport links and access to the M4 corridor. Internally this property benefits from a two reception room, good sized kitchen, bathroom to the ground floor and three bedrooms to the first floor, whilst also having an enclosed rear garden that needs attention.

Close to many local amenities such as Velindre Community School, Tesco Superstore, Princess Royal Theatre, Aberafon Shopping Centre and a short drive to Aberavon Beach.

## GROUND FLOOR

Through uPVC double glazed door to;

### Entrance Hall

Laminate flooring. Stairs.

### Lounge

(9' 3" x 9' 5") or (2.83m x 2.87m)

uPVC double glazed window. Coving. Fireplace. Radiator. Carpet.

### Living Room

(11' 4" x 11' 2") or (3.46m x 3.40m)

uPVC double glazed window. Coving. Laminate flooring.

## Kitchen

(9' 10" x 8' 8") or (3.0m x 2.65m)

uPVC double glazed window and door. Stainless steel sink incorporated in base unit. Base and wall cupboards. Radiator. Under stairs cupboard. Cushioned flooring.

## Bathroom

uPVC double glazed window. Panelled bath, pedestal wash hand basin. Radiator. Cupboard housing combination boiler serving domestic hot water and gas central heating. Cushioned flooring.

## Separate W.C

uPVC double glazed window. Low level WC. Radiator. Cushioned flooring.

## FIRST FLOOR

### Landing

uPVC double glazed window.

### Bedroom One (Front)

(11' 7" x 8' 10") or (3.54m x 2.68m)

uPVC double glazed window. Radiator. Carpet.

### Bedroom Two (Front)

(8' 8" x 4' 4") or (2.64m x 1.31m)

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

### Bedroom Three (Rear)

(8' 10" x 8' 10") or (2.70m x 2.69m)

uPVC double glazed window. Radiator.

## EXTERNALLY

## To Rear

Enclosed garden with small shed and rear access.

## Mortgage Advice

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

## Viewings

Strictly By Appointment Only

## Utilities

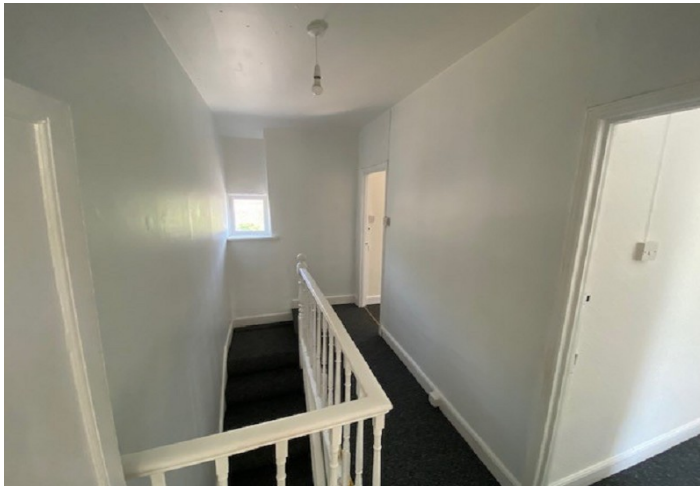
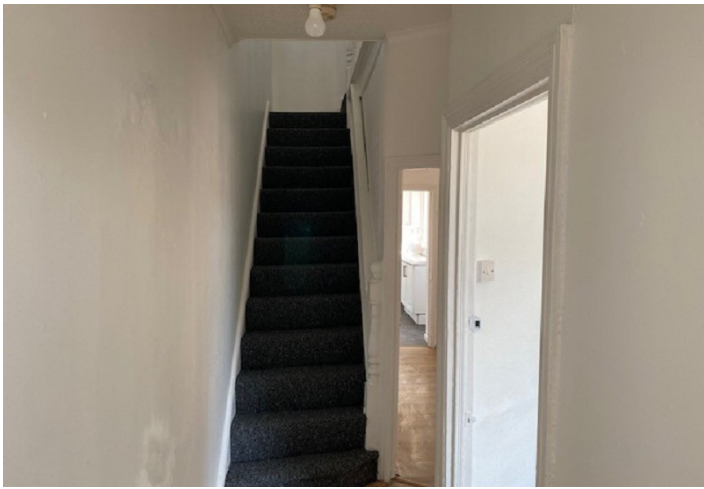
Mains electricity, mains water, mains gas, mains drainage (services not tested).


**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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