

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



18 Brynhyfryd Road, Port Talbot, Neath Port Talbot. SA13 2DF



£139,000

Main Features

- Freehold
- Semi-Detached
- Three Bedrooms
- Detached Garage with Shared Driveway
- Solar Panels
- Two Reception Rooms
- EPC C
- Council Tax B

General Information

A freehold, three-bed semi-detached property situated in a popular location with easy access to local schools, shops and other amenities, as well as M4 East and West. The property has the benefit of uPVC double glazing, gas heating and enclosed garden to front and rear. Early viewing is recommended as properties in this location rarely appear on the market.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Porch

Cladded walls. Tiled flooring.

Entrance Hall

uPVC double glazed window. Radiator. Understairs cupboard. Carpet to stairs. Laminate flooring.

Dining Room

(9' 4" x 11' 6") or (2.84m x 3.51m)

uPVC double glazed window. Radiator. Laminate flooring.

Lounge

(13' 6" x 10' 5") or (4.11m x 3.18m)

uPVC double glazed window. Coving. Radiator. Fireplace. Laminate flooring.

Kitchen

(12' 0" x 7' 1") or (3.65m x 2.16m)

uPVC double glazed window. Fully tiled walls. Stainless steel sink unit incorporated in base unit with matching range of base and wall units. Plumbing for washing machine.

FIRST FLOOR

Landing

uPVC double glazed window. Airing cupboard housing combination boiler serving domestic hot water and gas central heating. Carpet.

Bedroom One (Front)

(11' 6" x 10' 10") or (3.51m x 3.29m)

uPVC double glazed window. Fitted wardrobe. Radiator. Carpet.

Bedroom Two (Front)

(10' 9" x 9' 1") or (3.28m x 2.78m)

uPVC double glazed window. Fitted wardrobe. Radiator. Laminate flooring.

Bedroom Three (Rear)

(9' 11" x 6' 11") or (3.01m x 2.10m)

2.14m including stairwell. uPVC double glazed window. Access to loft. Radiator. Laminate flooring.

Bathroom

uPVC double glazed window. Vanity wash hand basin. W.C. with side cupboards. Heated towel rail. Fully tiled walls to corner shower cubicle. Cushioned flooring.

EXTERNALLY

To Front

Solar panels to roof.

To Rear

Enclosed garden. Shed area with WC to shed. Detached garage via shared driveway. Outside tap.

Viewings

Strictly By Appointment Only

Utilities

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

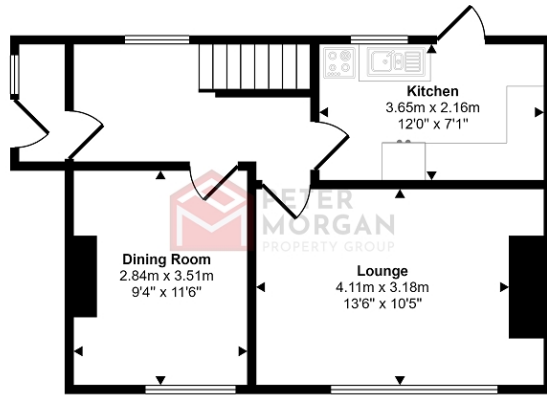
Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold

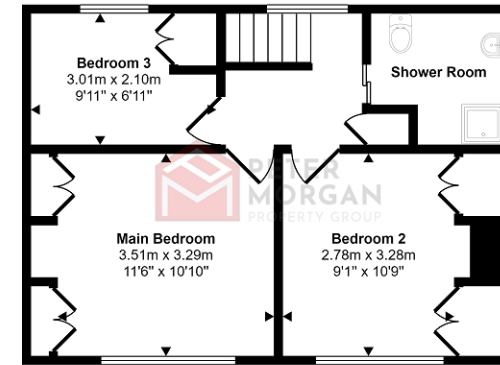







Ground Floor
Approx 44 sq m / 471 sq ft

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 43 sq m / 464 sq ft

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	70	
(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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