

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



56 Tydraw Street, Port Talbot, Neath Port Talbot. SA13 1BR



£130,000

Main Features

- Mid-Terraced
- Freehold
- Three Bedrooms
- Two Reception Rooms
- uPVC Double Glazing
- Gas Central Heating
- Detached Garage
- EPC D
- Council Tax B
- Need A Mortgage? We Can Help!

General Information

Situated in a popular and convenient location with easy access to Port Talbot town centre, railway station, schools and other amenities. This three-bed mid-terraced property has the benefit of uPVC double glazing, gas heating, well-appointed kitchen and WC to both levels. This property is ideal for a first time buyer and early viewing is recommended.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Hall

Understairs storage. Radiator. Carpet. Stairs.

Lounge

(12' 6" x 12' 0") or (3.81m x 3.66m)

uPVC double glazed widow. Coving. Radiator. Blinds. Carpet.

Sitting Room

(11' 6" x 9' 7") or (3.50m x 2.91m)

uPVC double glazed window. Coving. Radiator. Carpet.

Kitchen

(13' 1" x 10' 1") or (4.00m x 3.08m)

uPVC double glazed window. Inset lighting. Stainless steel sink incorporated in base unit with matching range of base and wall units. Built-in oven, hob, extractor hood. Radiator. Laminate flooring.

Utility Room

(7' 4" x 6' 2") or (2.23m x 1.87m)

uPVC double glazed window and door. Inset lighting. Worktop. Plumbing for washing machine. Heated towel rail. Laminate flooring.

Separate W.C

Cladded walls. Extractor fan. Low-level WC with pedestal wash hand basin and heated towel rail. Laminate flooring.

FIRST FLOOR

Landing

Access to loft. Smoke alarm. Carpet.

Bedroom One (Front)

(15' 9" x 12' 0") or (4.79m x 3.66m)

Two uPVC double glazed windows. Blinds. Radiator. Carpet.

Bedroom Two (Rear)

(11' 8" x 9' 11") or (3.56m x 3.01m)

uPVC double glazed window. Radiator. Carpet.

Bedroom Three (Rear)

(10' 4" x 7' 6") or (3.14m x 2.28m)

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

Bathroom

uPVC double glazed window. Extractor fan. Low-level WC with pedestal wash hand basin and heated towel rail. Panelled bath with mixer shower. Cladded walls. Laminate flooring.

EXTERNALLY

To Front

Paved forecourt garden to front door.

To Rear

Enclosed garden with rear lane access. Access to detached garage (5.29x3.08).

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 4 or email us at porttalbot@petermorgan.net (fees will apply on completion of the mortgage).

Viewings

Strictly By Appointment Only

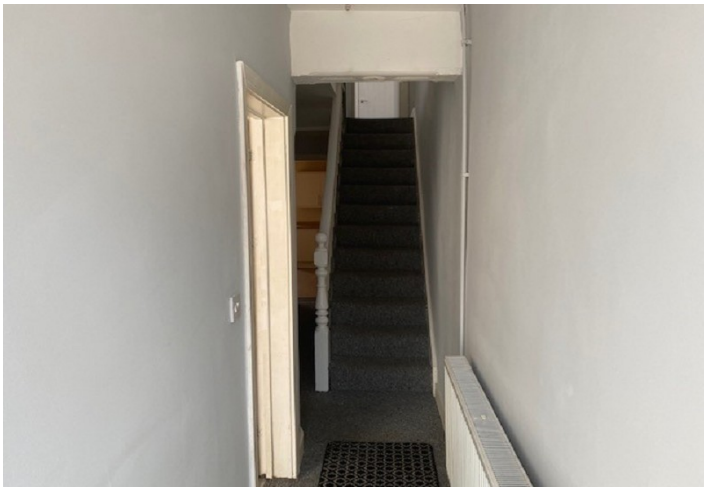
Utilities

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

Current council tax banding B

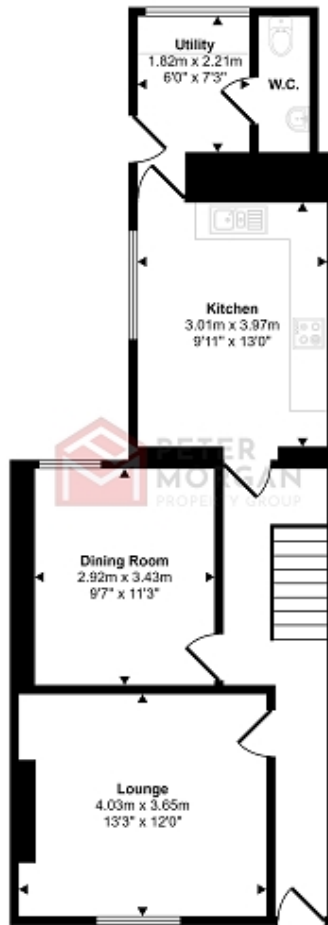
Current heating type Gas

Tenure (To be confirmed) Freehold



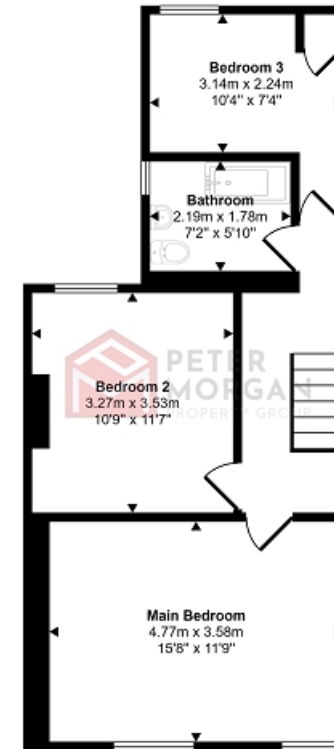







Ground Floor
Approx 59 sq m / 632 sq ft

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 50 sq m / 538 sq ft

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	58	
(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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