

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



9 Harvey Crescent, Aberavon, Port Talbot, Neath Port Talbot. SA12 6DF



£184,950

Main Features

- Freehold
- Semi-Detached
- Three Bedrooms
- WC To Both Levels
- uPVC Double Glazing
- EPC C
- Council Tax C
- Need A Mortgage? We Can Help!

General Information

Situated in a cul-de-sac location, this three-bed, semi-detached property has the benefit of a full-width single extension to the rear. The accommodation comprises of large kitchen/diner, lounge, living room, shower room to the ground and first floor, with parking for two cars to the front. Ideal family home with easy access to Aberavon Beachfront and local shops and amenities.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Hall

Open to kitchen diner. Stairs. Laminate flooring.

Kitchen / Dining Area

(16' 5" x 13' 4") or (5.00m x 4.06m)

uPVC double glazed window and door to front from dining area. Stainless steel sink incorporated in base unit with matching range of base and wall units. Part-tiled walls between units. Built-in oven hob. Plumbing for washing machine. Radiator. Understairs cupboard. Laminate flooring.

Lounge

(16' 6" x 12' 1") or (5.04m x 3.68m)

uPVC double glazed window to side. Coving. Radiator. Laminate flooring. Open to;

Sitting Room

(9' 9" x 13' 4") or (2.97m x 4.06m)

uPVC double glazed patio door to rear garden. Access to loft. Radiator. Laminate flooring.

Shower Room

uPVC double glazed window. Cladded walls. Low-level WC with wash hand basin. Non-slip shower area. Radiator. Extractor fan. Non-slip flooring.

FIRST FLOOR

Landing

Access to loft. Smoke alarm. Carpet.

Bedroom One (Rear)

(9' 9" x 10' 8") or (2.98m x 3.24m)

uPVC double glazed window. Radiator. Laminate flooring.

Bedroom Two (Front)

(9' 5" x 8' 6") or (2.86m x 2.60m)

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

Bedroom Three (Rear)

(6' 8" x 9' 5") or (2.02m x 2.88m)

uPVC double glazed window. Radiator. Laminate flooring.

Bathroom

uPVC double glazed window. Inset lighting. Cladded walls. Low-level WC. Pedestal wash hand basin. Corner shower cubicle. Heated towel rail. Mirror, shaving point. Tiled flooring.

EXTERNALLY

To Front

Off-road parking for two cars. Pathway to side entrance.

To Rear

Enclosed garden with Pagoda over patio area. Good-sized shed.

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 C

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		87
(69-80) C	69	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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