

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



43 Western Avenue, Port Talbot, Neath Port Talbot. SA12 7LS



PETER MORGAN

£159,950

Main Features

- Freehold
- Semi-Detached
- Three Bedrooms
- Detached Garage
- uPVC Double Glazed Windows
- EPC TBC
- Council Tax B
- Need A Mortgage? We Can Help!

General Information

This freehold, semi-detached property in need of updating is in the popular location of Aberavon Beach and close to the M4, shops, school and other local amenities. The property comprises of porch, lounge, dining room, kitchen, shower room and utility to the ground floor and three bedrooms and a separate WC to the first floor. Internal viewing is essential.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Porch

uPVC double glazed window, carpet, through door to;

Entrance Hall

uPVC double glazed window with understairs cupboard, radiator, carpet, stairs.

Lounge

(14' 1" x 10' 11") or (4.30m x 3.32m)

uPVC double glazed window to the front aspect, coving, radiator, carpet.

Kitchen

(11' 1" x 7' 0") or (3.38m x 2.14m)

Appointed with matching wall, base and sink units with part-tiled walls, uPVC double glazed window to the rear aspect, carpet. Double doors to;

Dining Room

(10' 0" x 9' 9") or (3.04m x 2.97m)

uPVC double glazed window, radiator and carpet.

Rear Utility Area

Plumbing for washing machine.

Shower Room

uPVC double glazed window. Comprising of a low-level WC, shower and

FIRST FLOOR

Landing

uPVC double glazed window, access to loft and carpet.

Bedroom One (Front)

(10' 10" x 10' 7") or (3.31m x 3.22m)

to front facing uPVC double glazed window, radiator and carpet.

Bedroom Two (Front)

(10' 2" x 9' 7") or (3.10m x 2.93m)

to front facing uPVC double glazed window, with radiator and carpet.

Bedroom Three (Rear)/Bathroom

(7' 1" x 10' 0") or (2.15m x 3.04m)

uPVC double glazed window, cupboard over stairwell housing combination boiler serving domestic hot water and gas central heating, radiator, carpet.

Separate WC/Bathroom

Comprising of low-level WC, pedestal wash hand basin and cupboard, uPVC double glazed window to the rear aspect, radiator and carpet.

EXTERNALLY

To Front

Front garden with driveway.

To Rear

Patio area and garden with mature shrubs and bushes. Detached garage with rear lane access.

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





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