

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



39 Tanygroes Street, Port Talbot, Neath Port Talbot. SA13 1EH



**£235,000**

## Main Features

- Freehold
- End-Terrace Family Home
- Three Bedrooms
- uPVC Double Glazing Throughout
- Gas Central Heating
- EPC - E
- Council Tax C
- Need A Mortgage? We Can Help!

## General Information

A large end-terrace property situated in a popular location for local amenities and easy access to M4 Motorway. The property benefits from uPVC double glazing, gas fired heating, modern kitchen/diner, sitting room and lounge to the ground floor; there are three bedrooms to the first floor and a converted attic above. There is side gate access to an enclosed garden with Astroturf at the rear.

## GROUND FLOOR

Through uPVC double glazed window to;

### Entrance Porch

Coving, half-tiled walls, tiled flooring. Through half-glass door to;

### Entrance Hall

Coving, smoke alarm, radiator, carpet to stairs, tiled flooring.

### Lounge

(13' 7" x 15' 0") or (4.14m x 4.57m)

into uPVC double glazed bay window. Original coving, centre rose, radiator, electric fire in open fireplace and carpet.

### Sitting Room

(10' 3" x 11' 4") or (3.13m x 3.45m)

Original coving, radiator and carpet with uPVC double glazed patio door to rear.

## Kitchen/Diner

(10' 11" x 19' 2") or (3.32m x 5.85m)

Appointed with range of matching sink, base and wall units with three uPVC double glazed windows, coving, inset lighting, understairs cupboard, breakfast bar, built-in oven hob with extractor hood, two radiators, plumbing for washing machine and dishwasher, and tiled flooring.

## Rear Porch

uPVC double glazed window, coving, inset lighting, tiled flooring.

## Separate W.C

Comprising of low-level WC, wash hand basin, uPVC double glazed window, coving and tiled flooring.

## FIRST FLOOR

### Landing

Double landing to front and rear, coving, smoke alarm, radiator with cover, understairs cupboard, stairs to attic and carpet.

### Bedroom One (Front)

(13' 0" x 14' 5") or (3.96m x 4.39m)

into uPVC double glazed bay window. Coving, inset lighting, feature fireplace, radiator, walk in wardrobe area with coving, inset lighting and carpet.

### Bedroom Two (Rear)

(10' 3" x 11' 2") or (3.12m x 3.41m)

uPVC double glazed window, coving, radiator, carpet.

### Bedroom Three (Side)

(7' 6" x 10' 6") or (2.28m x 3.19m)

uPVC double glazed window, coving, radiator, carpet.

## Bathroom

Comprising of low-level WC, free standing bath, vanity wash hand basin, large separate shower cubicle, two heated towel rails and inset lighting. Two uPVC double glazed windows, fully tiled walls and tiled flooring.

## Attic

(15' 3" x 9' 4") or (4.64m x 2.85m)

Two velux windows, eves storage and carpet.

## EXTERNALLY

### To Front

Gated access to forecourt garden with pathway leading to door.

### To Rear

Side gate access, patio area with astroturf enclosed by fencing.

## 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 [npt@petermorgan.net](mailto:npt@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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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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# PETER MORGAN

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