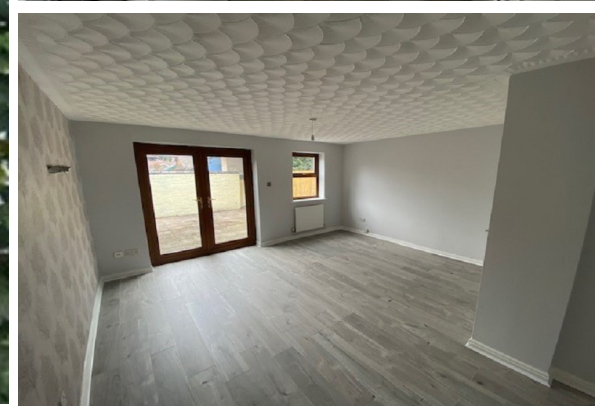


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



7 Island Mews, Port Talbot, Neath Port Talbot. SA13 1XW



£130,000

Main Features

- Freehold
- Three Bedrooms
- Mid-Terraced
- uPVC Double Glazing
- Gas Central Heating
- EPC C
- Council Tax B
- Need A Mortgage? We Can Help!

General Information

A three bedroom property situated with easy access to Port Talbot Town Centre, local shops and amenities. This property benefits from uPVC double glazing, gas heating, garden to the rear and off-road parking to the front.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Hall

Radiator, stairs and carpet.

Kitchen

(8' 9" x 7' 9") or (2.66m x 2.36m)

Appoint with range of matching sink, base and wall units, uPVC double glazed window, extractor hood, washing machine, wall-mounted boiler searching domestic hot water and gas central heating, radiator and vinyl flooring.

Lounge

(15' 5" x 11' 8" Min x 17' 1" Max) or (4.69m x 3.56m Min x 5.21m Max)

uPVC double glazed window, uPVC double glazed patio doors to rear garden. Two radiators, understairs cupboard and laminate flooring.

FIRST FLOOR

Landing

Access to loft, smoke alarm, cupboard and carpet.

Bedroom One (Front)

(12' 0" x 8' 6") or (3.65m x 2.58m)

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

Bedroom Two (Rear)

(10' 10" x 8' 3") or (3.29m x 2.52m)

uPVC double glazed window to the rear aspect, radiator and carpet.

Bedroom Three (Rear)

(7' 7" x 6' 10") or (2.31m x 2.08m)

uPVC double glazed window to the rear aspect, radiator and carpet.

Bathroom

Comprising of low-level WC, vanity wash hand basin, panelled bath with mixer shower, uPVC double glazed window, radiator, part-tiled walls and vinyl flooring.

EXTERNALLY

To Front

Pathway to front door, stoned area. One off-road parking space to front.

To Rear

Enclosed garden with patio area.

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

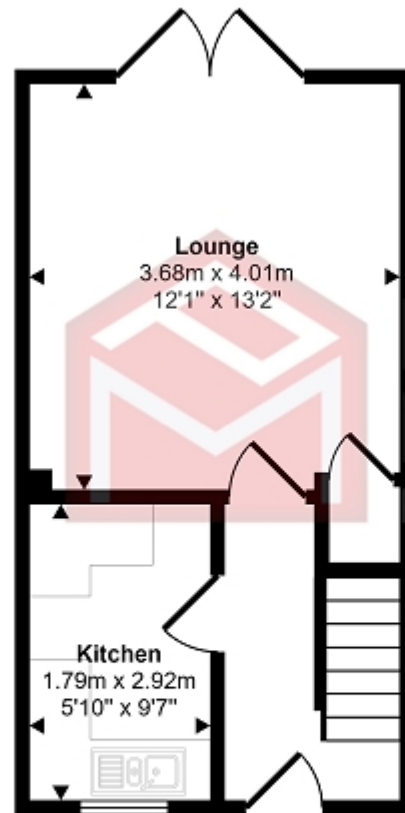
Tenure (To be confirmed)

Freehold

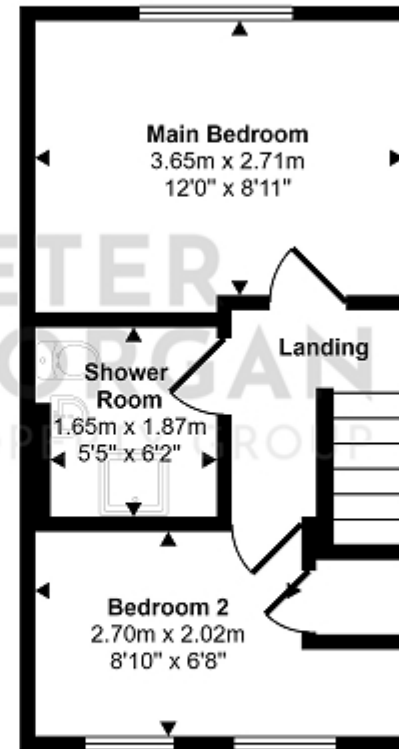




Approx Gross Internal Area
52 sq m / 558 sq ft




Ground Floor
Approx 26 sq m / 280 sq ft



First Floor
Approx 26 sq m / 278 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.

7 Island Mews, Port Talbot, Neath Port Talbot. SA13 1XW

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | 75 | |
| (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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