

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



18 Brick Street, Glyncorrwg, Port Talbot, Neath Port Talbot. SA13 3BE



£57,950

Main Features

- NEW ON THE MARKET
- A ONE BEDROOM PROPERTY
- END OF TERRACE PROPERTY
- SEMI-RURAL LOCATION
- REAR ENCLOSED GARDEN
- ENERGY RATING = D
- COUNCIL TAX BAND = A
- OFFERS IN THE REGION OF £57,950
- NEED A MORTGAGE? WE CAN HELP

General Information

Ideal first time buy/investment! One Bedroom End Terrace Property set in a semi rural location at the head of the picturesque Afan Valley. Within walking distance of the Glyncoirwg Mountain Bike Centre and close to the Afan Trail, popular with hikers and mountain bikers alike. The property comprises Reception Room and Kitchen to the Ground Floor. Landing, One Bedroom and Bathroom to the First Floor. Outside is a Rear Courtyard Garden. No chain. Current vendor is hoping to sell to an investor with the hope of remaining at the property short term.

GROUND FLOOR

Reception Room

(9' 6" x 9' 3") or (2.90m x 2.82m)

Textured and coved ceiling, papered and skimmed walls, vinyl floor tiles, radiator, log burner set on a slate hearth with wooden mantle over, Upvc double glazed windows to front and rear and door to rear, open to Kitchen.

Kitchen

(10' 6" x 9' 3") or (3.20m x 2.82m)

Textured and coved ceiling, papered and skimmed walls, vinyl floor tiles, radiator, range of base and wall mounted units with complementary worksurface over, stainless steel sink and drainer, space and plumbing for automatic washing machine, breakfast bar, wall mounted gas combination boiler and stairs to First Floor.

FIRST FLOOR

Landing

Textured ceiling with loft access, skimmed walls, radiator, vinyl floor tiles and wood panel door leading to

Bathroom

(7' 7" x 4' 7") or (2.31m x 1.40m)

Textured ceiling, skimmed and tiled walls, vinyl tiled floor, heated towel rail, radiator, Upvc double glazed obscured glass window to rear, three piece suite comprising panelled bath, low level w.c and pedestal wash hand basin.

Bedroom

(10' 6" x 9' 5") or (3.20m x 2.87m)

Textured and coved ceiling, skimmed walls, stripped floorboards, radiator and Upvc double glazed window to front. Wood panel door.

EXTERIOR

Rear Garden

Patio garden bordered by block wall and wood panelled fencing with wooden pedestrian gate giving rear lane access.

Viewings

Strictly By Appointment Only

Utilities

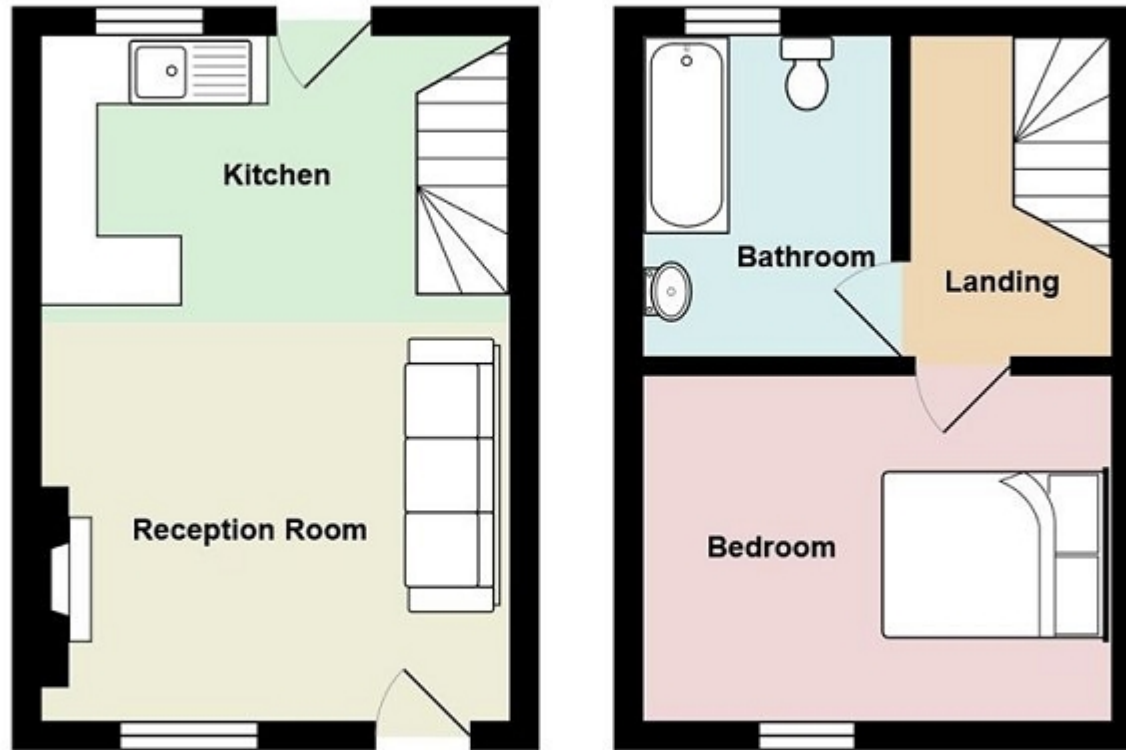
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

Current heating type Combi

Tenure (To be confirmed) Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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