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11 Morgans
Terrace
Pontrhydyfen, Port Talbot,
Neath Port Talbot, SA12 9TP

11 Morgans Terrace

Asking price **£140,000**

A deceptively spacious three storey end of terrace property, offering an abundance of potential for property investors and set in the picturesque village of Pontrhydyfen.

An ideal investment opportunity

Available to purchase with no ongoing chain

A three storey end of terrace property

Well maintained accommodation throughout

Potential for conversion (subject to approved planning consent)

Three double bedrooms

UPVC double glazing throughout

Off road parking for one vehicle

Large rear garden with enviable rural views





Situated within the peaceful and picturesque village of Pontrhydyfen, with vast scenic views to the rear, is this deceptively spacious end of terrace property. Offering accommodation over three storeys, the property would make an ideal conversion into two or more dwellings (subject to obtaining approved planning consent) or make an ideal home for a large or growing family.

Positioned on the main road travelling through the village, the property allows for convenient commuter access to the M4 and A465 yet it is also just a short stroll from the local village amenities and beautiful woodland walks.

The property is entered on ground level where the accommodation consists of the main lounge, kitchen/breakfast room and staircases allowing access to the first floor and lower level accommodation. The

lounge is located to the front of the property and offers a well proportioned living space with a window to the front. A doorway to the rear provides access to the kitchen/breakfast room, it has been fitted with a matching range of modern base and wall mounted units, providing space for two appliances, fridge/freezer and free standing cooker.

To the first floor the landing gives access to three comfortable sized double bedrooms, all sharing the use of the family bathroom. The bathroom has been fitted with a white three piece comprising; panel bath with shower over bath, pedestal wash hand basin and low level WC.

The staircase to the lower floor provides access to a secondary reception room, with two additional rooms accessed off the area. The

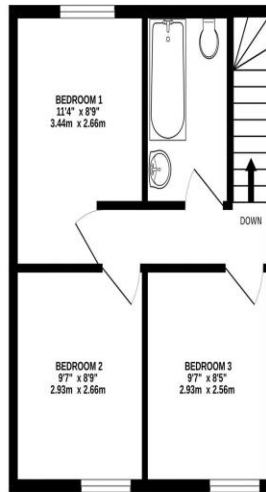
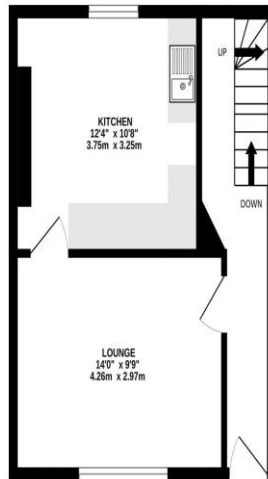
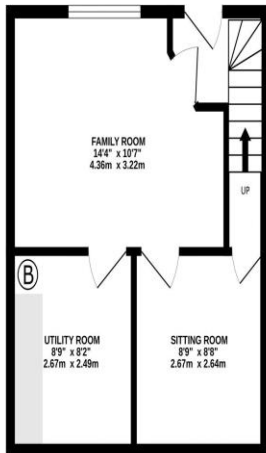
secondary reception room is a large and inviting space, with a window to the rear providing views of the garden. One room leading off is currently utilised as a utility area, with fitted base and wall mounted units and houses the modern gas combination boiler. The remaining reception room provides access to a useful understairs storage cupboard and would make an ideal office space or storage room. The entire lower level can be accessed independently from the remaining accommodation via a solid wooden door. This could make for an ideal conversion into a self contained annex.

Outside, the property is positioned on the main road leading through Pontrhydyfen, with predominately street parking, however, the property offers a large level frontage providing off road parking for one car. There is a side access pathway leading to the rear garden, with a level paved patio area and a remaining large lawned area in current need of landscaping.

BASEMENT
326 sq.ft. (30.2 sq.m.) approx.

GROUND FLOOR
342 sq.ft. (31.7 sq.m.) approx.

1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SAT NAV USERS SA12 9TP

Tenure

Freehold

Services

All Mains Services
Council Tax Band B
EPC Rating D

Viewing strictly by
appointment through
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Energy performance certificate (EPC)																																			
11, Mopona Terrace Rhosafydd PORT TALBOT SA12 9TP	Energy rating D	Valid until 21 January 2028	Certificate number 2628-8033-7468-3718-7968																																
Property type	End-terrace house																																		
Total floor area	111 square metres																																		
Rules on letting this property																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance .																																			
Energy rating and score																																			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

