

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



19 Beatrice Street, Blaengwynfi, Port Talbot, Neath Port Talbot. SA13 3TS



£75,000

Main Features

- 3 bedroom mid terrace home
- Lounge/ dining room
- Downstairs wet room
- First floor cloakroom
- Tiered rear garden
- uPVC double glazing
- Combi gas central heating
- Vacant possession
- Council Tax Band: A. EPC: C

General Information

THREE BEDROOM MID TERRACED HOME SITUATED IN THE PICTURESQUE VILLAGE OF BLAENGWYNFI.

The property comprises ground floor entrance porch, hallway, lounge/ dining room, wet room and rear hall. First floor landing, cloakroom and 3 bedrooms. Externally there is a elevated front courtyard style garden and tiered rear garden. The property benefits from uPVC double glazing and combi gas central heating (partial). Please visit our new and improved website for more information.

GROUND FLOOR

Entrance Porch

uPVC double glazed door to front. Wood flooring. Doorway to..

Hallway

Radiator. Carpet. Carpeted staircase to first floor.

Lounge/Dining Room

uPVC double glazed window to front. Glazed window to kitchen. Gas fire. Carpet. 2 radiators. Built in storage cupboards.

Kitchen

uPVC double glazed frosted window to rear. Window to lounge/ dining room. Wooden flooring. A range of wall mounted and base units. Plumbed for washing machine. Space for cooker. Radiator. Part tiled walls. Understairs storage.

Wet Room

uPVC double glazed frosted windows to rear and side. Wetroom comprising shower enclosure with electric shower, WC and wash hand basin. Radiator. Extractor.

Rear Hall

uPVC double glazed door to side. Vinyl flooring.

FIRST FLOOR

Landing

Balustrade and spindles. Carpet. Doors to bedrooms and..

Cloakroom

2 piece suite comprising wash hand basin and WC. Carpet. Combi gas central heating boiler.

Bedroom 1

uPVC double glazed window to front. Fitted wardrobes and overhead bridge storage. Carpet. Loft access.

Bedroom 2

uPVC double glazed window to rear. Laminate flooring.

Bedroom 3

uPVC double glazed window to front. Carpet.

EXTERIOR

Front Garden

Steps with handrail to elevated front garden. Laid with paved patio. Brick boundary wall.

Rear Garden

Tiered rear garden (requiring some landscaping). Laid to lawn. Pathway. Pedestrian gate to rear.

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 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding A

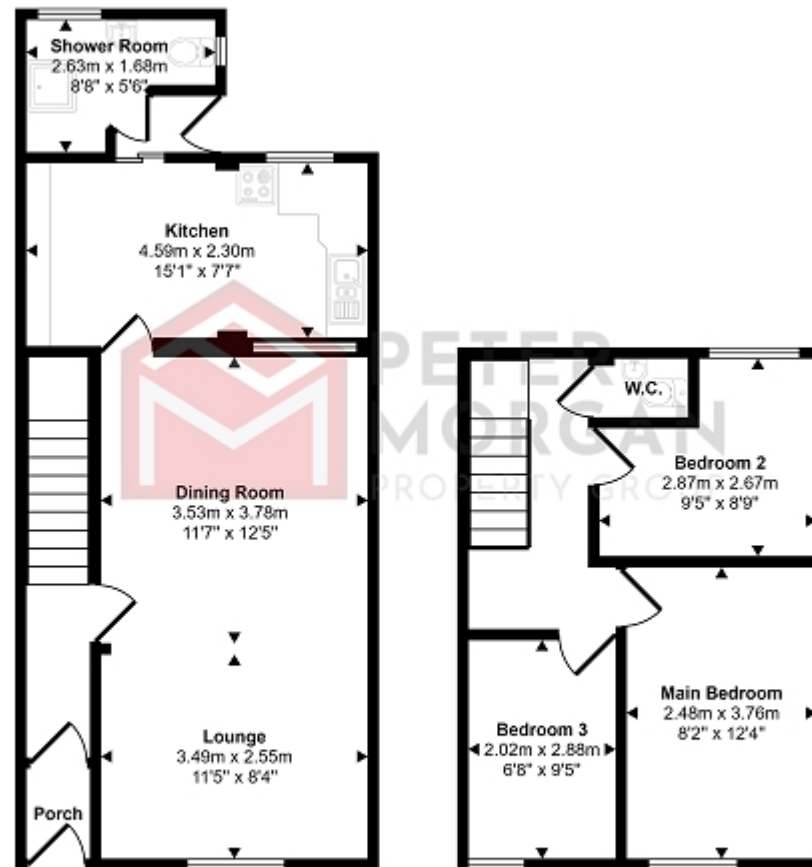
Current heating type Combi

Tenure Freehold





Approx Gross Internal Area
77 sq m / 832 sq ft



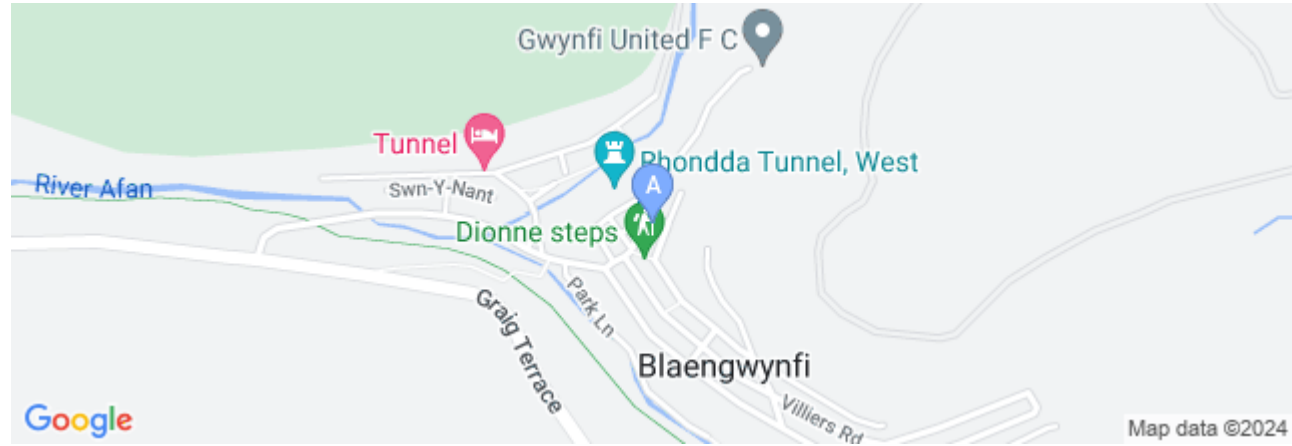
Ground Floor
Approx 47 sq m / 502 sq ft

First Floor
Approx 31 sq m / 331 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	71
(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 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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

