

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**27 Welfare Avenue, Bryn, Port Talbot, Neath Port Talbot. SA13 2RU**



**PETER MORGAN**

**£105,000**

## Main Features

- 3-4 bedroom semi detached house in a popular semi rural location
- 1-2 reception rooms
- First floor bathroom
- Front and rear gardens
- Far reaching views from rear garden
- Convenient for local children's park, shop, Club, Public House, Cycle tracks & Forestry walks
- Approximately 3 miles from Maesteg Town, approximately 5 miles from Port Talbot
- The M4 is within 4.3 miles at Junction 41
- uPVC double glazing and combi gas central heating
- Council Tax Band: B. EPC: D

## General Information

3-4 BEDROOM SEMI DETACHED HOUSE IN POPULAR SEMI RURAL LOCATION WITH FAR REACHING VIEWS FROM REAR GARDEN.

Situated in a popular semi rural location. Convenient for local children's park, shop, Club, Public House, Cycle tracks & Forestry walks. Approximately 3 miles from Maesteg Town, approximately 5 miles from Port Talbot and approximately 5.5 miles from Coastline at Aberavon. The M4 is within 4.3 miles at Junction 41.

This home has accommodation comprising ground floor hallway, lounge, dining room/ optional bedroom 4 and kitchen. First floor landing, bathroom & 3 bedrooms. Externally there is a front garden with side access & rear garden with storage sheds.

This home benefits from uPVC double glazing & combi gas central heating.

## GROUND FLOOR

### Hallway

uPVC door to side. Window to rear. Radiator. Wood effect laminate flooring. Staircase to first floor. Understairs storage. Doors to reception rooms.

### Lounge

Window to front. Radiator. Wood effect laminate flooring. Electric fireplace.

### Dining Room/ Bedroom 4

Currently used as a bedroom. Window to front. Radiator. Wood effect laminate flooring.

### Kitchen

Window to rear. Door to rear. Laminate flooring. Fitted with a range of wall mounted & base units with work preparation surfaces over. Tiled splashbacks. Stainless steel sink & drainer unit. Plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Space for cooker. Fitted storage area understairs.

## FIRST FLOOR

### Landing

Window to rear. Fitted carpet. Fitted storage cupboard. Doors to bedrooms and..

### Bathroom

Window to rear. Three piece suite in white comprising close coupled w.c, pedestal hand wash basin and panelled bath with mixer tap with overhead shower. Tiled walls.

### Bedroom 1

Window to front. Radiator. Fitted carpet.

## Bedroom 2

Window to front. Radiator. Fitted carpet.

## Bedroom 3

Window to rear. Fitted carpet. Loft access hatch. Fitted storage cupboard. Wall-mounted combi gas central heating boiler.

## EXTERIOR

### Front Garden

Front garden laid to lawn. Steps with handrail to property.

### Rear Garden

Enclosed rear garden mostly laid to lawn with decking area. Side access and access to external storage sheds and W.C.

## 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](mailto: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

B

## Current heating type

Combi

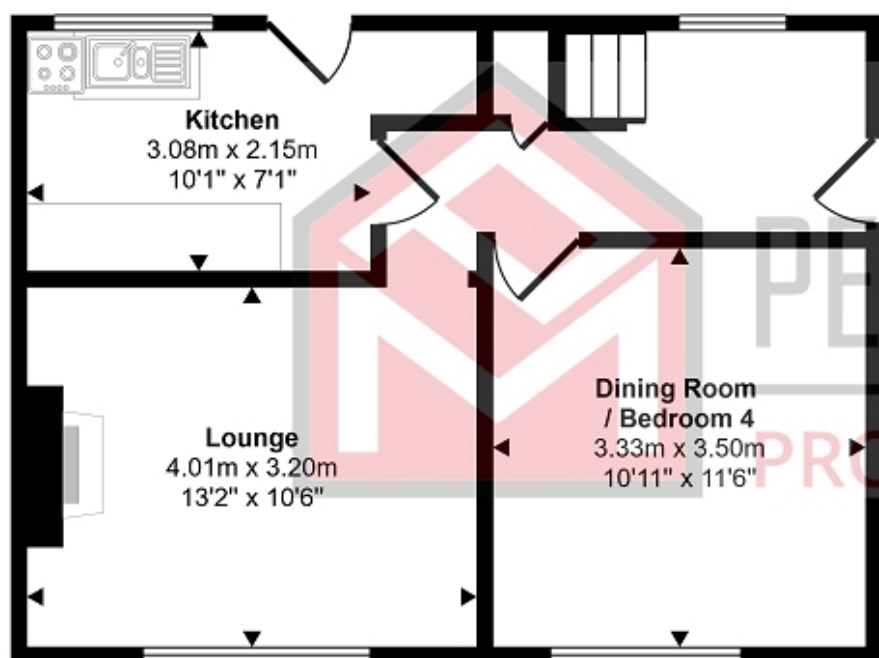
## Tenure

Freehold



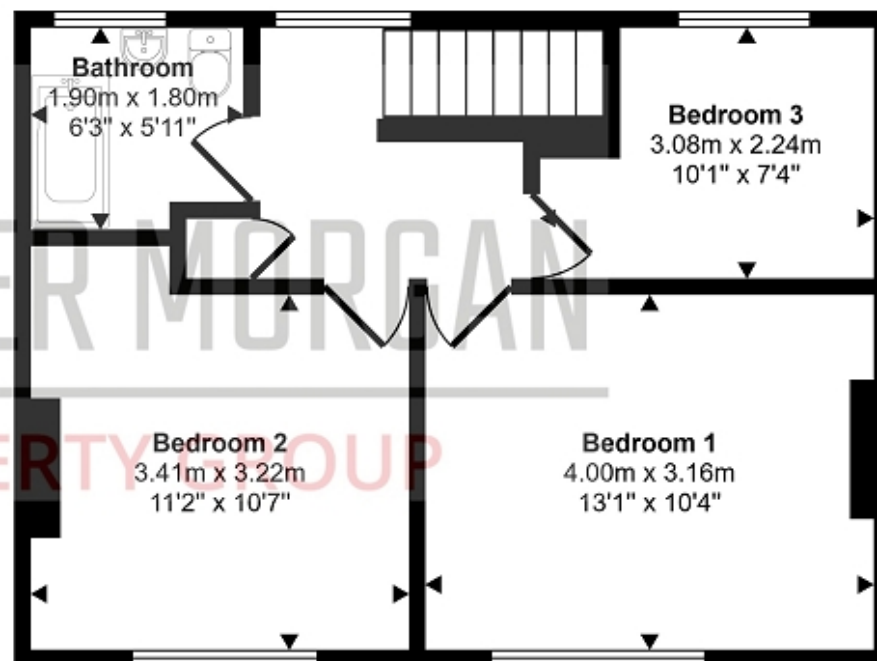


Approx Gross Internal Area  
84 sq m / 900 sq ft



Ground Floor

Approx 41 sq m / 443 sq ft



First Floor

Approx 42 sq m / 457 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.

# 27 Welfare Avenue, Bryn, Port Talbot, Neath Port Talbot. SA13 2RU

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(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 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 Sales Hub

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Financial Services

team@pmfinancial.net

The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

## Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Talbot Green Sales Hub

talbotgreen@petermorgan.net

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

## Talbot Green Lettings Hub

lettingstg@petermorgan.net

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

## Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

## Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bridgendcounty@petermorgan.net

VAT No : **821850148**

[www.petermorgan.net](http://www.petermorgan.net)

**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

