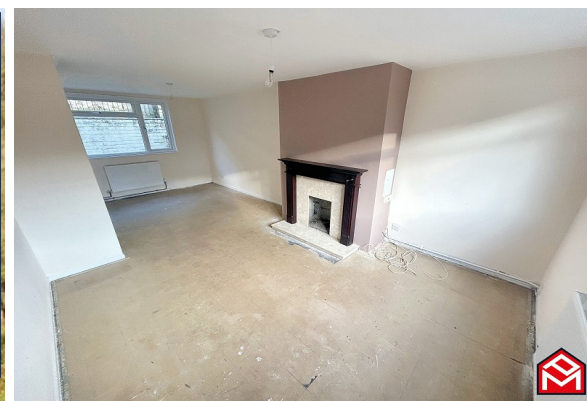


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



4 Heol Y Nant, Blaengwynfi, Port Talbot, Neath Port Talbot. SA13 3UB

£95,000



PETER MORGAN

Main Features

- Mid terrace house
- 3 bedrooms
- Lounge/ dining room
- Family bathroom and cloakroom
- Courtyard rear garden
- Vacant possession
- Conveniently located for local amenities..
- ..including shop, post office, local primary school and park
- uPVC double glazing and combi gas central heating
- Council Tax Band: A. EPC:C

General Information

THREE BEDROOM MID TERRACED HOUSE WITH OPEN PLAN LOUNGE/ DINING ROOM, GROUND FLOOR CLOAKROOM, FAR REACHING VIEWS AND MORE.

The property is conveniently located for local amenities including shop, post office, local primary school and park

This home comprises ground floor entrance hall, cloakroom, kitchen and lounge/dining room. First floor landing, family bathroom and 3 bedrooms. Courtyard garden to rear.

This home benefits from combi gas central heating boiler and uPVC double glazing. Please be aware that this property is of Non Standard Construction.

GROUND FLOOR

Hallway

uPVC double glazed door to front. Window to side. Wood effect flooring. Plastered walls. Staircase to first floor.

Cloakroom

uPVC double glazed window to front. WC and wash hand basin.

Lounge/Dining Room

uPVC double glaze window to front with views. uPVC window to rear. Plastered walls and ceiling. Fireplace with surround. Radiator.

Kitchen

uPVC double glazed door rear. uPVC double glazed window to rear. A range of wall mounted and base units with contrasting marble effect worktops. Stainless steel sink with drainer and central mixer tap. Plumbed for washing machine. Space for electric oven. Tile effect flooring. Plastered walls and ceiling. Radiator.

FIRST FLOOR

Landing

Fitted carpet. Access to attic. Access to storage cupboard.

Family Bathroom

uPVC double glazed window to front. 3 piece suite in white comprising panelled bath with overhead mixer shower and glass shower screen, close coupled w.c and wash hand basin housed in vanity unit. Tiled floor. Radiator

Bedroom 1

uPVC double glazed window to rear. Plastered walls and ceiling. Fitted carpet. Radiator.

Bedroom 2

uPVC double glazed window to front with far reaching views. Plastered walls and ceiling. Radiator. Fitted carpet.

Bedroom 3

uPVC double glazed window to rear. Fitted carpet. Plastered walls and ceiling. Radiator. Storage cupboard housing Combi gas central heating boiler.

EXTERIOR

Front Garden

Steps to front door. Far reaching views. Storage outbuilding.

Rear Garden

Laid to paved patio area. Steps to tiered lawned areas.

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

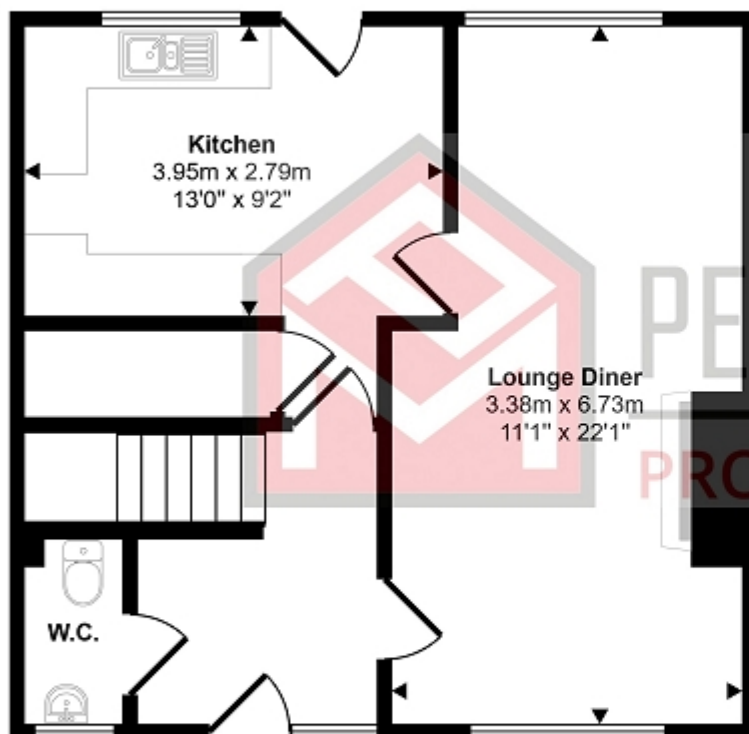
Tenure

Freehold

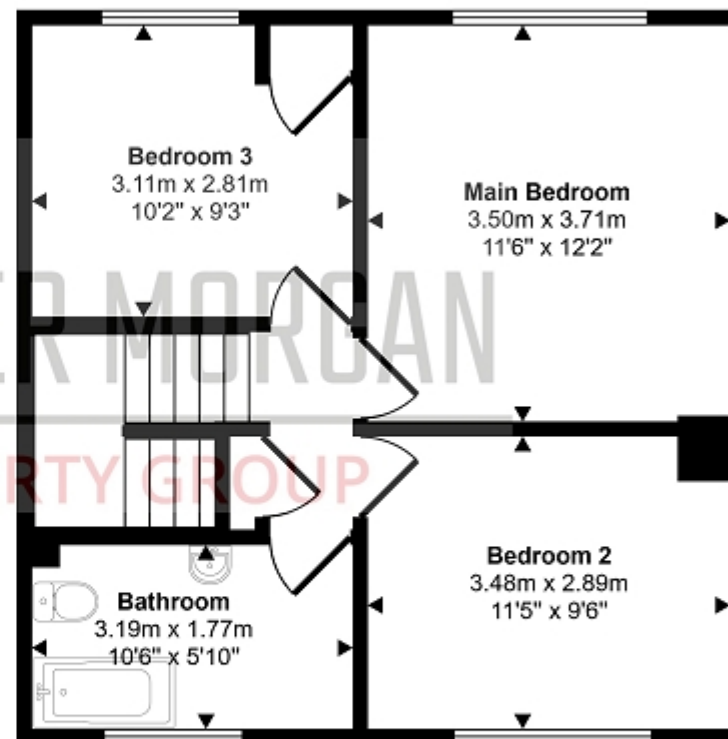




Approx Gross Internal Area
92 sq m / 988 sq ft




Ground Floor
Approx 46 sq m / 495 sq ft



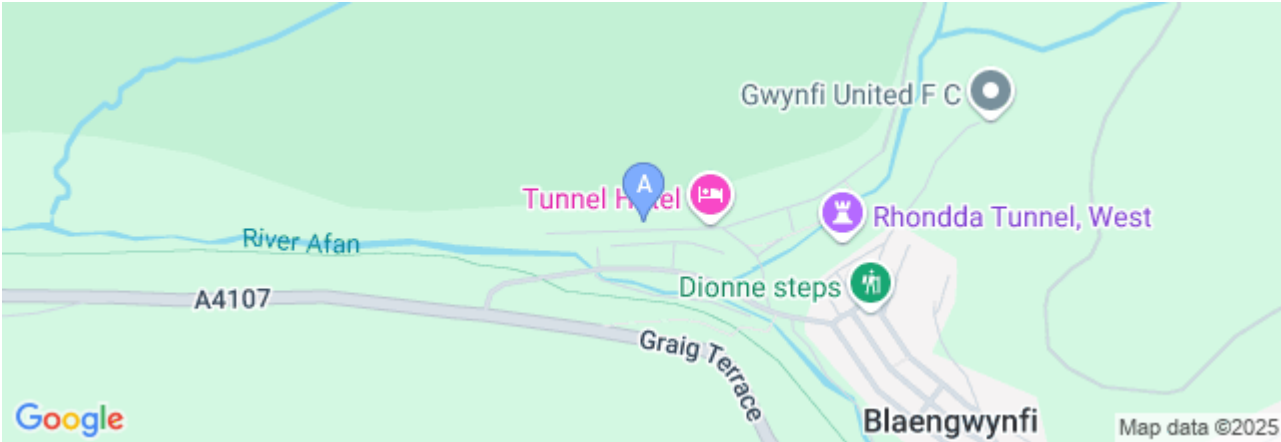
First Floor
Approx 46 sq m / 493 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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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.

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