



'Belmont' Dyffryn Road, Port Talbot, Neath Port Talbot. SA13 2UH



£119,995

Main Features

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- uPVC Double Glazing
- Gas Heating
- Bathroom To The First Floor
- Well Appointed Kitchen
- No Ongoing Chain

General Information

This semi detached three bedrooms property offers good accommodation and benefits from uPVC double glazing, gas heating and well appointed kitchen. The property is ideally situated for local schools, shops and amenities within an easy access to M4 motorway. Ideal purchase for a first time buyer. Internal viewing recommended.

GROUND FLOOR

Through new composite door to.

Entrance Hall

Coving. Smoke alarm. Stairs. Radiator. Carpet.

Lounge

(12' 6" x 11' 3") or (3.82m x 3.44m)

Coving. uPVC double glazed window. Vertical blinds. Feature fireplace housing electric fire. Radiator. Radiator cover. Carpet.

Kitchen

(10' 9" x 8' 9") or (3.27m x 2.67m)

Inset lighting. uPVC double glazed window. Vertical blinds. uPVC double glazed door. Under stairs cupboard. Stainless steel sink unit incorporated in base unit with range of base and wall units. Integrated fridge freezer and dishwasher. Built in oven and hob. Extractor hood. Cupboard housing combination boiler serving domestic hot water and central heating. Cushion flooring. Open to.

Dining Room

(12' 2" x 10' 9") or (3.71m x 3.28m)

Coving. uPVC double glazed window. Vertical blinds. Radiator. Cushion flooring.

FIRST FLOOR

Landing

Access to loft with pull down ladder partially boarded. Coving. uPVC double glazed window. Vertical blinds. Cupboard. Carpet.

Bedroom One (Front)

(9' 10" x 12' 4") or (3.00m x 3.77m)

Coving. uPVC double glazed window. Vertical blinds. Radiator. Carpet.

Bedroom Two (Rear)

(13' 5" x 9' 9") or (4.10m x 2.98m)

Coving. uPVC double glazed window. Vertical blinds. Radiator. Carpet.

Bedroom Three (Front)

(9' 7" x 10' 3" Max x 7' 1" Min) or (2.93m x 3.12m Max x 2.16m Min)

Coving. uPVC double glazed window. Vertical blinds. Radiator. Carpet.

Bathroom

uPVC double glazed window. Vertical blinds. Panelled bath with mains shower over. Fully tiled walls to bath and vanity wash hand basin. Low level W.C. Radiator. Cushion flooring.

EXTERNALLY

To Front

Raised front garden with stoned area enclosed by fencing. Outside light. Side gated access to rear.

To Side

Outside shed plumbed for washing machine, base unit, electric and water. Side patio area.

To Rear

Tiered garden with steps dividing garden, four levelled garden.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding C

Current heating type Gas

Tenure (To be confirmed) Freehold



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(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.

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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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