



9 Cross Street, Port Talbot, Neath Port Talbot. SA13 1AZ



PETER MORGAN

**£120,000**

## Main Features

- Freehold
- Mid Terrace
- Three Bedrooms
- Well Appointed Kitchen
- Bathroom To The First Floor
- uPVC Double Glazing
- Gas Heating
- Large Rear Garden
- Off Road Parking At The Rear

## General Information

Situated in a very popular location of Velindre in Port Talbot within easy access to local shops and amenities. This three bedrooms mid terrace property has been modernised and benefits from uPVC double glazing, gas heating, fitted kitchen and has a large garden to the rear with off road parking. Property in this location rarely appear on the market so early viewing is recommended.

## GROUND FLOOR

Through uPVC double glazed door to.

### Entrance Porch

Laminate flooring. Through door to.

### Entrance Hall

Coving. Smoke alarm. Carpet to stairs. Radiator. Cushion floor.

### Lounge / Diner

(11' 9" Min x 12' 7" Max x 20' ) or (3.57m Min x 3.83m Max x 6.30m)

Coving. uPVC double glazed window to front. uPVC double glazed french door to rear. Alcove cupboard. Feature fireplace. Two radiators. Carpet.

## Kitchen

(10' 2" x 8' 2") or (3.11m x 2.49m)

Coving. uPVC double glazed window. uPVC double glazed patio door with side windows open to rear patio area. Sink unit incorporated in base unit with matching range of base and wall units. Tiled between units. Built in double oven and hob. Extractor hood. Plumbed for washing machine. Integrated fridge. Cushion flooring.

## FIRST FLOOR

### Landing

Coving. Access to loft. Cupboard. Airing cupboard housing boiler serving domestic hot water and central heating. Radiator. Carpet.

### Bedroom One (Front)

(9' 1" x 10' 3") or (2.77m x 3.12m)

Coving. uPVC double glazed tilt and turn window. Built in cupboard. Carpet.

### Bedroom Two (Front)

(5' 8" x 7' 6") or (1.72m x 2.29m)

Coving. uPVC double glazed window. Laminate flooring.

### Bedroom Three (Rear)

(9' 10" x 5' 5") or (2.99m x 1.64m)

1.64m 5'5" to fitted mirror wardrobe. Coving. uPVC double glazed window. Carpet.

### Bathroom

Coving. uPVC double glazed window. Panelled bath. Vanity wash hand basin. Separate shower cubicle. Part tiled walls. Radiator. Cushion flooring.

### Separate W.C

PVC double glazed tilt and turn window. Low level W.C. Cushion flooring.

## EXTERNALLY

### To Rear

Large patio area outside kitchen doors leading to extremely large garden with shed and off road parking via roller shutter door from rear lane.

### Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** B

**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+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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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# PETER MORGAN

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