

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



53 Brynglas Avenue, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9LF



PETER MORGAN

**£132,500**

## Main Features

- Three Bedrooms
- Freehold
- Corner Plot
- Two Reception Rooms
- Kitchen Extension
- Gas Heating
- uPVC Double Glazing
- EPC D
- Council Tax B
- Planning For Garage

## General Information

Situated in a popular location in Cwmavon with easy access to local schools, shops and amenities with good road access into Port Talbot and M4 motorway. This is an ideal family home and has the benefit of uPVC double glazing, gas heating, modern kitchen and bathroom. This property is in a good size corner plot, with off road parking to the side. Viewing recommended.

## GROUND FLOOR

Through uPVC double glazed door to;

### Entrance Hall

Stairs. Laminate flooring.

### Lounge

(13' 6" x 10' 5") or (4.11m x 3.18m)

uPVC double glazed window. Understairs cupboard. Radiator. Laminate flooring.

### Dining Room

(11' 6" x 9' 4") or (3.51m x 2.84m)

uPVC double glazed window. Radiator. Laminate flooring.

## Bathroom

uPVC double glazed window. Low level WC, pedestal wash hand basin with splash back tiling and panelled bath with shower over and mixer tap and shower screen. Extractor fan. Radiator. Combination boiler serving domestic hot water and gas central heating. Tiled above bath. Cushioned flooring.

## Kitchen

(12' 0" x 7' 1") or (3.65m x 2.16m)

uPVC double glazed window and door to rear and side garden. Stainless steel sink incorporated in base unit with matching range of base and wall units. Plumbing for washing machine. Radiator. Cushioned flooring.

## FIRST FLOOR

### Landing

uPVC double glazed window. Smoke alarm. Access to loft.

### Bedroom One (Front)

(11' 6" x 10' 10") or (3.51m x 3.29m)

uPVC double glazed window. Cupboard. Fireplace. Radiator.

### Bedroom Two (Front)

(9' 1" x 10' 9") or (2.78m x 3.28m)

uPVC double glazed window. Fireplace. Radiator. Carpet.

### Bedroom Three (Rear)

(9' 11" x 6' 11" x 0' 0") or (3.01m x 2.10m x 00.00m)

uPVC double glazed window. Radiator. Carpet.

## EXTERNALLY

### Garden

Stoned garden to front side and rear large corner plot, with off road parking.

## **Mortgage Advice**

For a free, no obligation mortgage review, please contact Clive Williams at the Port Talbot branch on 01639 798222. \*Fees may apply only on mortgage completion\*

## **Viewings**

Strictly By Appointment Only

## **Utilities**

Mains electricity, mains water, mains gas, mains drainage (services not tested).

**Current council tax banding** B

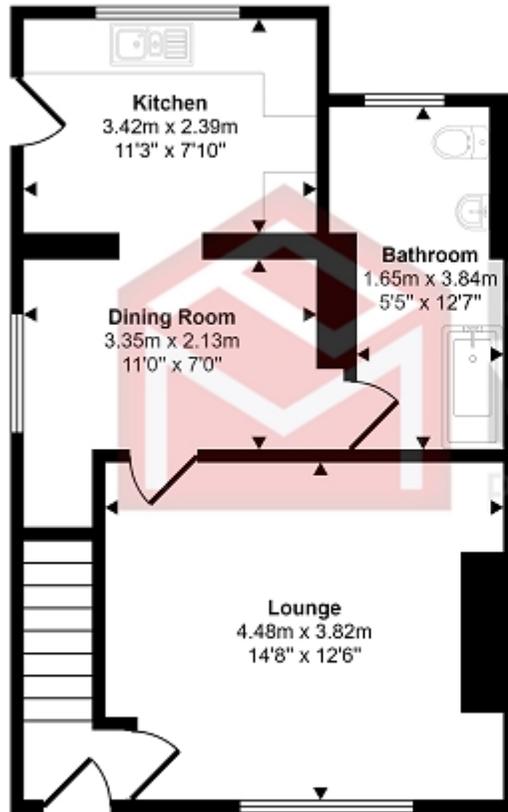
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

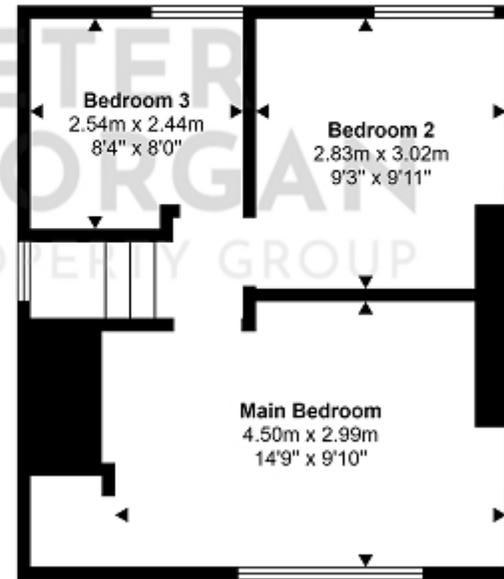




Approx Gross Internal Area  
80 sq m / 857 sq ft



Ground Floor  
Approx 46 sq m / 491 sq ft

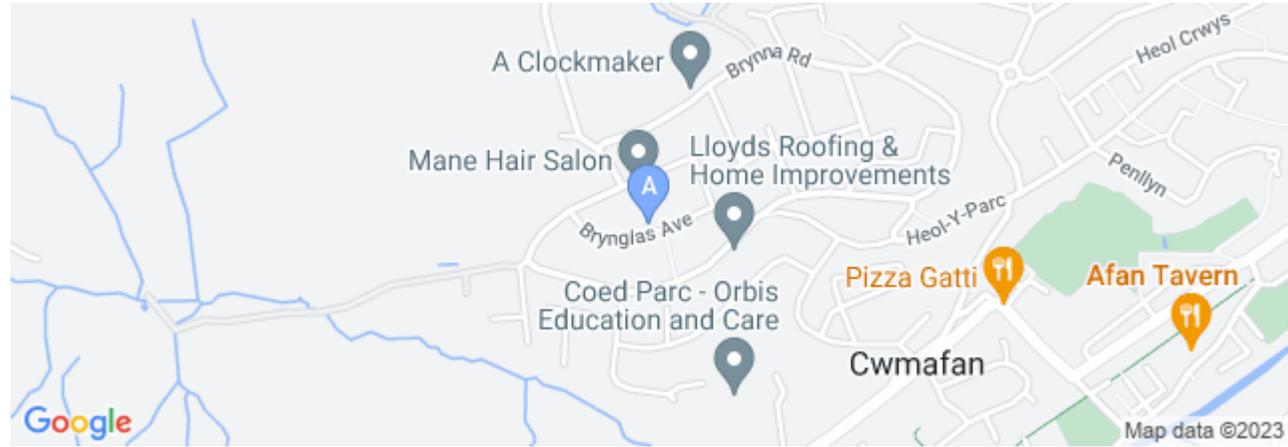


First Floor  
Approx 34 sq m / 366 sq ft

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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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.

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



# PETER MORGAN

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