

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**40 Tanygroes Street, Port Talbot, Neath Port Talbot. SA13 1EE**

**£55,000**



**PETER MORGAN**

## Main Features

- Freehold
- Commercial
- Ground Floor
- uPVC Double Glazing Throughout
- Gas Central Heating
- EPC - C
- Council Tax - A
- Well Maintained Throughout
- Great Investment Opportunity
- Need A Mortgage? We Can Help!

## General Information

An opportunity to purchase a ground floor premises, currently being used as a hair salon. The property has good accommodation and benefits from uPVC double glazed windows, gas fired heating and has been well maintained throughout. This property could be used as a hair salon or converted back to a residential property with planning consent.

(This is not being sold as an on going concern)

## GROUND FLOOR

### Store Front

(22' 4" x 12' 2") or (6.81m x 3.71m)

Enter through a uPVC door, Large uPVC double glazed window to front aspect, inset ceiling lighting, two radiators, alcove shelving, meter cupboard, flooring and a uPVC door to access the rear.

Door to;

### Rear Room

(9' 11" x 8' 4") or (3.03m x 2.54m)

uPVC double glazed window to the side aspect, coving, radiator, under stairs storage cupboard and laminate flooring.

## Kitchen

(9' 5" x 9' 7") or (2.87m x 2.93m)

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine and a cupboard housing a boiler serving domestic hot water and gas central heating.

## EXTERNALLY

### To Rear

Enclosed rear forecourt and an outbuilding with WC.

## Mortgage Advice

Outhouse PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Please Note:

The ground rent for this property is £12.50 biannually

## Viewings

Strictly By Appointment Only

## Utilities

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


**Current council tax banding** A

**Current heating type** Gas

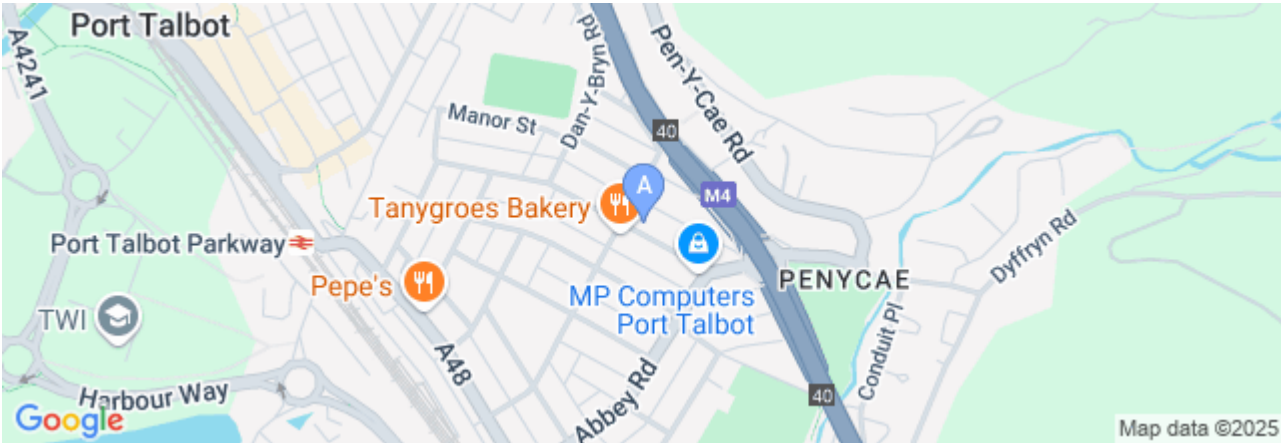
**Tenure (To be confirmed)** Freehold



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		57	
(92+)	A		
(81-91)	B		
(69-80)	C		
(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.

<b>Neath</b> Sales Hub  npt@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath</b> Lettings Hub  lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath</b> Financial Services  team@pmfinancial.net  The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	<b>Bridgend</b> Sales Hub  bcb@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	<b>Talbot Green</b> Sales Hub  talbotgreen@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	<b>Talbot Green</b> Lettings Hub  lettingstg@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	<b>Carmarthen</b> Sales Hub  carmarthen@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS	<b>Carmarthen</b> Lettings Hub  lettingscm@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS
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# 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.

**Neath Port Talbot Branch**  
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