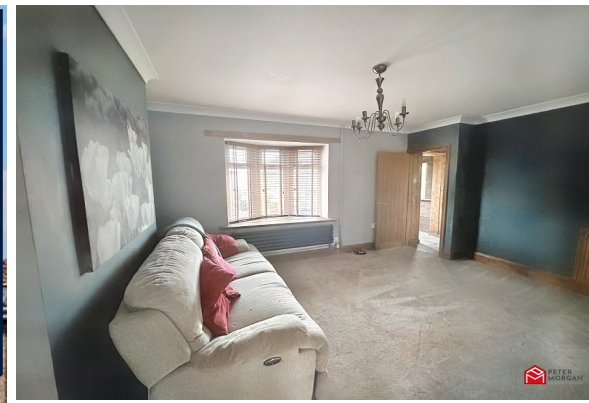


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



23 Lansbury Avenue, Port Talbot, Neath Port Talbot. SA13 2LE



£160,000

Main Features

- Semi-Detached Three Bedroomed Property
- Convenient Location
- Freehold
- Gas Fired Heating
- EPC - E
- Off Road Parking To The Rear
- uPVC Double Glazed Windows Throughout
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

Located in a convenient location, this three bedroomed semi detached property is perfect for a small family! Internally benefitting from a lounge, kitchen diner, utility and bathroom to the ground floor, and three generous bedrooms to the first floor, master having an En-suite, also benefitting from a rear garden with an outhouse and hard standing area offering off road parking. Situated within easy access to the M4 corridor, a short distance to Port Talbot Town Centre, Aberavon Beach, Neath Port Talbot Hospital and Margam Park.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, uPVC frosted double glazed window to the side aspect, wooden flooring and stairs to the first floor.

Door to;

Lounge

uPVC double glazed Bay window to the front aspect, carpeted flooring and radiator.

Kitchen/Diner

Appointed with a range of matching wall and base units with wood effect work tops over and a stainless steel sink with mixer tap. Integrated oven and grill with gas hob and extractor fan over. uPVC double glazed window to the side aspect, part tiled walls, vinyl flooring, radiator, feature fire place with log burner and French doors to access the rear garden.

Door to;

Utility

Space for a fridge freezer, plumbing in place for a washing machine, and a wall mounted boiler serving domestic hot water and gas central heating.

Door to;

Bathroom

Comprising of a low level WC, vanity wash hand basin with storage and a panelled bath. uPVC double glazed window to the rear aspect, tiled flooring, part tiled walls and a heated chrome towel rail.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

Bedroom One

uPVC double glazed to the front aspect, carpeted flooring and radiator.

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and a corner shower cubicle. uPVC double glazed frosted window to the rear aspect, tiled flooring and a heated chrome towel rail.

EXTERNALLY

Garden

A front patio area with steps to the property and side access to the rear.

A tiered rear garden with outhouse, decking area, patio area and hard standing which offers off road parking.

Council Tax

Council Tax Band - A
Annually - £1408

Mortgage Advice

PM Financial 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 (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

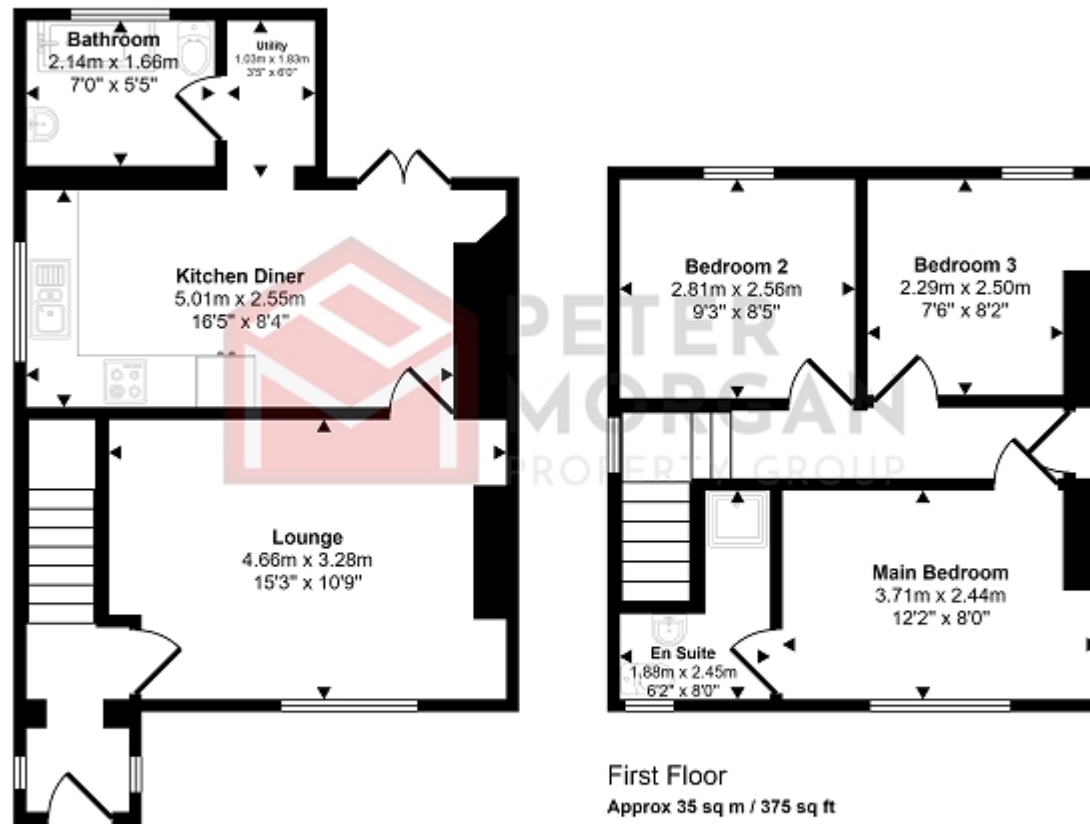
Current council tax banding A

Current heating type Gas


Tenure (To be confirmed) Freehold



Approx Gross Internal Area
76 sq m / 821 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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