

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



16 Talbot Road, Neath, Neath Port Talbot. SA11 1UT



£165,000

Main Features

- Three Bedroomed Semi-Detached Property
- Freehold
- EPC - D
- Convenient Location
- Off Road Parking
- Gas Central Heating
- Enclosed Rear Garden
- Council Tax Band - B
- Need A Mortgage? We Can Help!

General Information

Located in the lower end of Cimla, this semi detached, three bedroomed property in Talbot Road. Internally offering a kitchen, shower room, garden room and a lounge to the ground floor and three bedrooms and a bathroom to the first floor, also benefitting from off road parking to the front and an enclosed rear garden with plenty of storage to the rear.

Close to many local amenities such as St Josephs Primary School, Tesco Express, Mount Pleasant Park, Celtic Lodge, whilst also having easy access to the A465 and M4 corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Front Hall

Tiled flooring, radiator and stairs to the first floor.
Doors to;

Kitchen/Diner

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 front aspect, integrated cooker and a gas hob with extractor fan over, integrated dishwasher, tiled splash back, breakfast bar, fridge for a fridge freezer and uPVC double glazed patio doors to access the games room.

Inner Hallway

Tiled flooring, radiator and two uPVC doors to access the front and rear.

Utility Area

Worktops, base units, plumbing in place for a washing machine, electric hob with gas over and tiled flooring.

Shower Room

Comprising of a low level and a shower cubicle. Tiled flooring, tiled walls, radiator and extractor fan.

Games Room

Wooden Structure, wooden flooring, plumbing in place for a washing machine.
Door to access the rear garden.

Living Room

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

FIRST FLOOR

Landing

Carpeted flooring and radiator.
Doors to;

Bedroom Three

uPVC double glazed window to the front aspect, carpeted flooring, radiator and access to the loft above.

Bedroom Two

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

Bedroom One

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and a cupboard housing a combi boiler serving hot water and gas central heating.

Bathroom

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

EXTERNALLY

Gardens

A front gated garden with steps leading to the property, an Astro-turf area, decorative stone area and a drive offering off road parking.

An enclosed rear garden with a garden shed, Astroturf area and steps leading to lower patio with garden shed.

Mortgage Advice

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 (fees will apply on completion of the mortgage)

Council Tax

Band - B
Annually - £1643

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

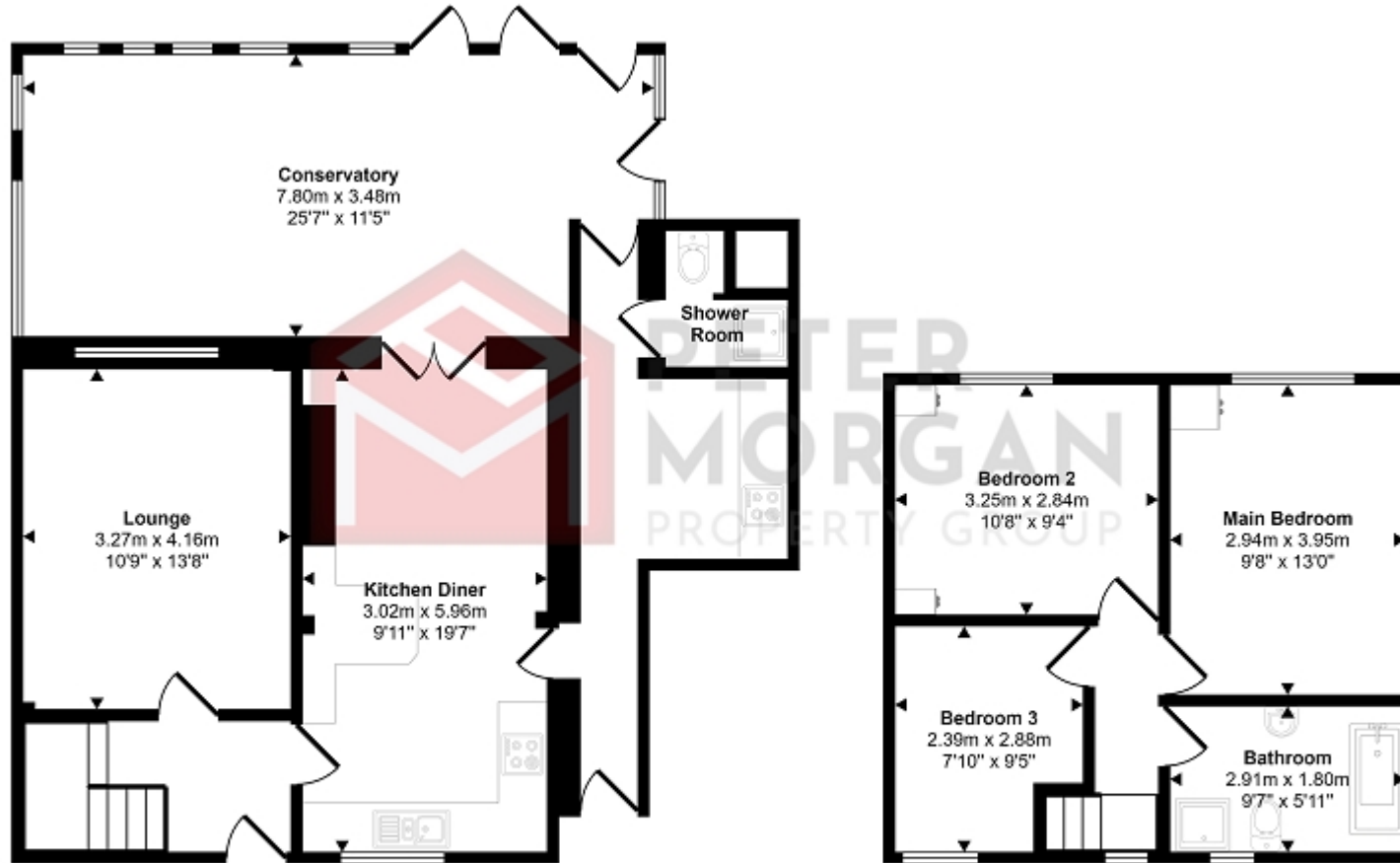
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
119 sq m / 1282 sq ft



Ground Floor
Approx 81 sq m / 877 sq ft

First Floor
Approx 38 sq m / 405 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

