

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



24 Sable Avenue, Port Talbot, Neath Port Talbot. SA12 7SB



**£180,000**

## Main Features

- Perfect Family Home
- Extended Semi-Detached
- Four Bedrooms
- Freehold
- EPC - C
- Off Road Parking
- Separate Shower Room To Ground Floor
- Close To Aberavon Beach
- Excellent Transport Links
- Need A Mortgage? We Can Help!

## General Information

A traditional semi-detached property, comprising of lounge, dining room, kitchen, extended room which is used as the main bedroom and En-suite to the ground floor, three bedrooms and family bathroom to the first floor, also benefitting from off road parking to the front and an enclosed rear garden with out houses. Ideally located within walking distance to Aberavon Beach, local shops, Ysgol Bro Dur, Western Avenue playing fields and a short drive to Port Talbot town centre, whilst also having easy access to the M4 corridor and excellent transport links.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Hallway

Carpeted flooring and stairs to the first floor.

Doors to;

### Lounge

uPVC double glazed window to the front aspect, carpeted flooring, radiator and a feature fireplace with gas fire.

Through to;

### Dining Room

uPVC French doors to access the rear, carpeted flooring and radiator.

## Kitchen

Appointed with a range of matching wall and base units work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed windows to the side aspect, space for freestanding fridge freezer, space for tumble dryer, space and plumb for washing machine, space and plumbing in place for a dishwasher, electric oven, gas hob with fan over, part tiled walls, vinyl flooring and radiator.

## Main Bedroom

uPVC double glazed window to the side aspect, wooden flooring and radiator.

Door to;

## En Suite

Comprising of a low level WC, pedestal wash hand basin and shower. uPVC Frosted double glazed window to side aspect, radiator and extractor fan.

## FIRST FLOOR

### Landing

Carpeted flooring, access to the loft above and a cupboard housing a 'Baxi' combi boiler serving domestic hot water and gas central heating.

Please note the loft is fully boarded.

## Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with shower over. uPVC double glazed window to the front aspect, vinyl flooring and radiator.

## Bedroom Three

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

## Bedroom Two

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

### **Bedroom One**

Dual uPVC double glazed windows to the front aspect, carpeted flooring, radiator and storage cupboard.

### **EXTERNALLY**

#### **Gardens**

Driveway to the front of the property.

An enclosed rear garden with patio area, laid to lawn area and out storage sheds.

#### **Please Note:**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **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](mailto: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** B

**Current heating type** Gas

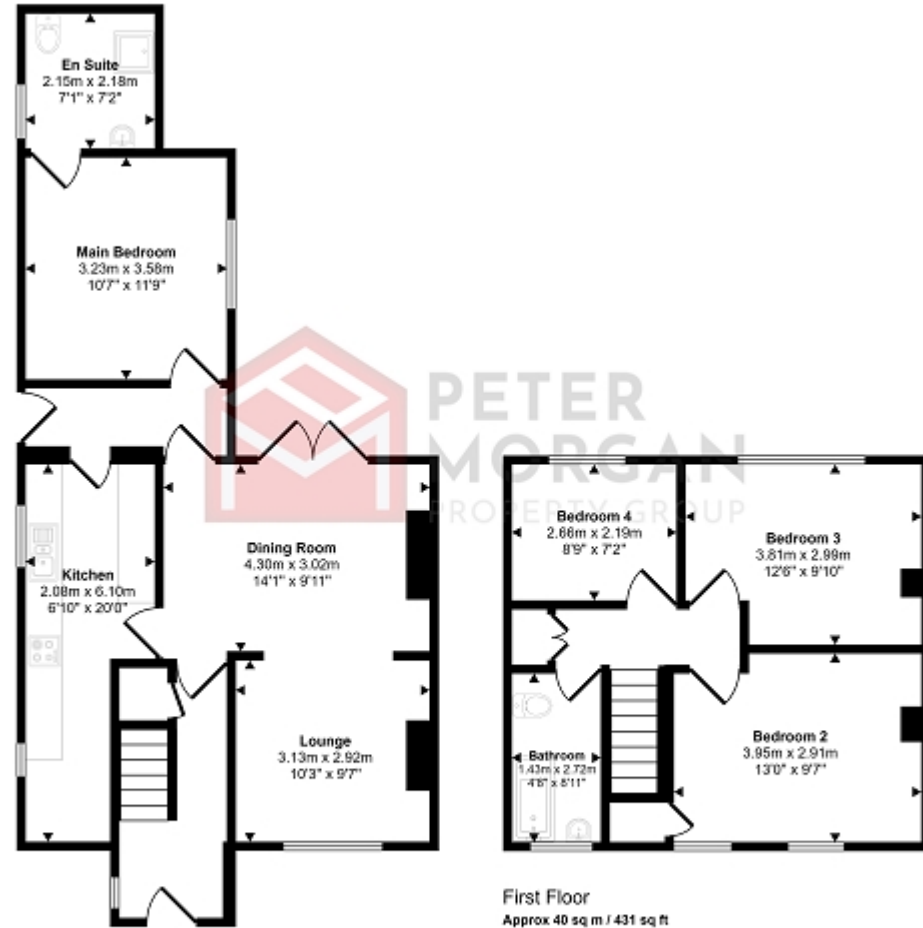
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
104 sq m / 1115 sq ft



Ground Floor  
Approx 64 sq m / 684 sq ft

First Floor  
Approx 40 sq m / 431 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 bathrooms 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>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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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# PETER MORGAN

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