

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



15 Penhydd Street, Pontrhydyfen, Port Talbot, Neath Port Talbot. SA12 9SB



£160,000

Main Features

- Mid Terraced Property
- Ideal For An Investment Opportunity
- Freehold
- Three Bedrooms
- EPC - D
- Convenient Location
- Gas Central Heating
- New Bathroom Fitted
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

Situated in a village location, within easy access to the M4 corridor, this terraced property comprises of an open plan lounge diner, kitchen and bathroom to the ground floor, three bedrooms and WC to the first floor, also having an enclosed rear garden. Conveniently located close to local amenities such as Cefn Saeson Comprehensive School, Pontrhydyfen RFC, as well as popular walking and cycling routes through Afan Valley.

This property is being sold as seen.

GROUND FLOOR

Entrance Porch

Enter through a wooden door, tiled walls and tiled flooring.

Hallway

Stairs to the first floor.

Lounge

uPVC double glazed Bay window to the front aspect, uPVC double glazed window to the rear aspect and two radiators.

Through to;

Dining Room

uPVC double glazed windows to the rear and side aspect, radiator, fireplace with electric fire and storage cupboard.

Door to;

Kitchen

Appointed with base unit with inset sink, built in storage cupboard, loft access hatch and uPVC door to access the rear garden.

Door to;

Bathroom

Comprising of a low level WC, pedestal wash hand basin, panelled bath and shower cubicle.

FIRST FLOOR

Landing

Access to the loft above and storage cupboard.

Doors to;

Bedroom One

Dual uPVC double glazed window to the front aspect and radiator.

Bedroom Two

uPVC double glazed window to the rear aspect and radiator.

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed window to the side aspect and fully tiled walls.

EXTERNALLY

Gardens

Rear enclosed rear garden.

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 (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

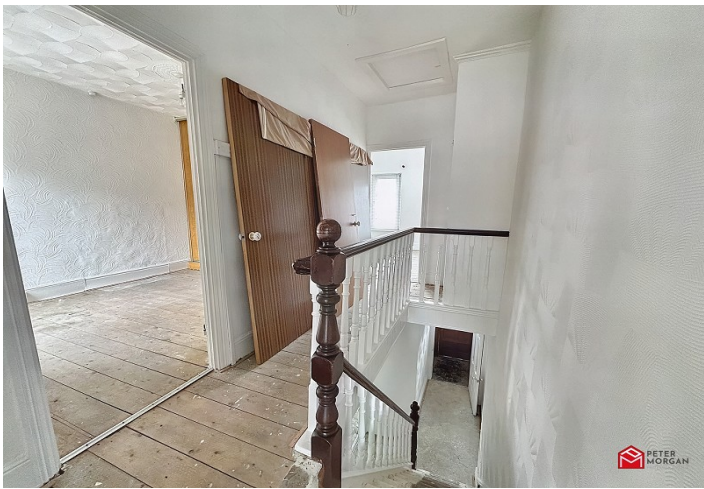
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding C

Current heating type Gas

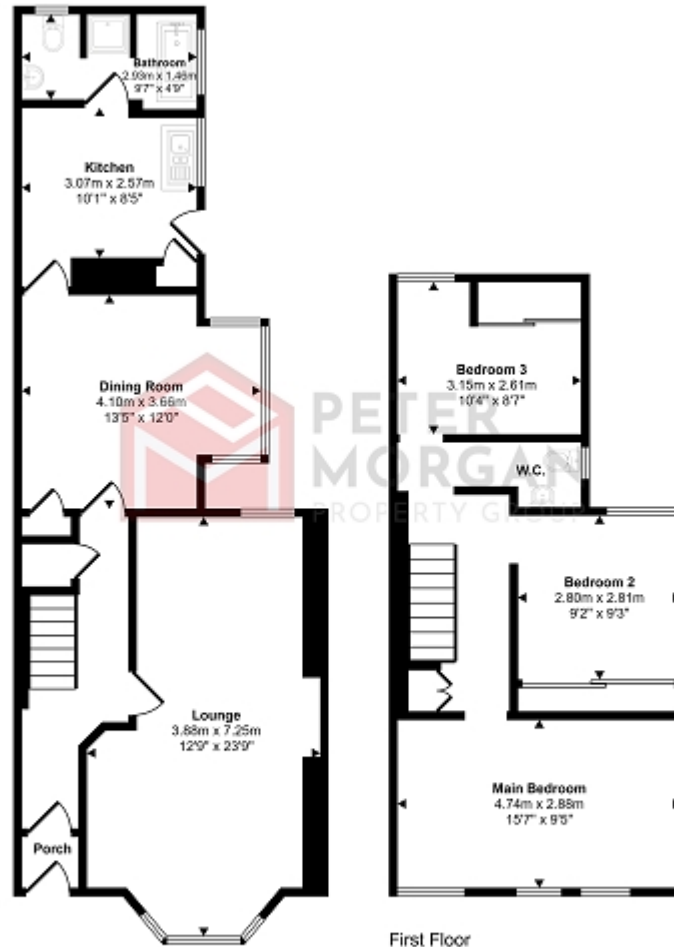
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
104 sq m / 1124 sq ft



Ground Floor
Approx 51 sq m / 639 sq ft

First Floor
Approx 43 sq m / 465 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		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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