

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



48 Pendarvis Terrace, Port Talbot, Neath Port Talbot. SA12 6AX



Offers Over £140,000

Main Features

- Semi-Detached House
- Three Bedrooms
- Modern Kitchen / Diner
- Generously-Sized Rear Garden
- Driveway Providing Off-Road Parking
- Family Home
- Ideal Location
- Easy Access Links
- EPC - TBC
- Need A Mortgage? We Can Help!

General Information

Approximately a mile away from Aberavon Beach, this well presented semi-detached house offering a cosy lounge, modern fitted kitchen / diner, three bedrooms and a generously sized garden is for sale on Pendarvis Terrace, Aberavon. Conveniently located close to local amenities such as Remo's Cafe/ Restaurant, The Front, Franco's, local gas station, Blancos Hotel and Restaurant, Port Talbot Town Centre, St Therese's Catholic Primary School, Neath Port Talbot Hospital, Port Talbot Railway station and access access to the M4 corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Radiator, Wood effect laminate flooring and staircase to the first floor.

Door to;

Lounge

uPVC double glazed window to the front aspect, wood-effect laminate flooring, built-in storage cupboard in the alcoves, solid oak fireplace, storage cupboard and under stairs storage.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and a Belfast sink with mixer tap. uPVC double glazed window to the side and rear aspect, island with wine rack, Zanussi gas hob, integrated Zanussi oven, spotlights, plumbed for washing machine, tiled flooring and radiator.

Door to;

Bathroom

Comprising of a low level WC, vanity wash hand basin, and a free standing bath with mixer tap. uPVC frosted double glazed window to the rear aspect, heated chrome towel rail, fully tiled walls and inset ceiling spotlights.

FIRST FLOOR

Landing

uPVC double glazed window to the side aspect and carpeted flooring.

Doors to;

Bedroom One

uPVC double glazed window to the front aspect, radiator, fitted carpet and fitted storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

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.

EXTERNALLY

Gardens

A front garden with a gated driveway and access to the rear garden.

A rear garden having patio area leading to further lawn, artificial turf, further patio area, access to shed, rear access gate and side access gate.

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)

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.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(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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