

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



29 Wern Road, Port Talbot, Neath Port Talbot. SA13 2BD



£195,000

Main Features

- Semi-Detached Property
- Convenient Location
- Three Bedrooms
- Freehold
- EPC - D
- Off Road Parking
- Purpose Built Out House To Rear
- Two Reception Rooms
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Located in a convenient location, this semi-detached property comprises of a lounge, living room, kitchen/diner and utility to the ground floor and three bedrooms and bathroom to the first floor, also boasting a driveway to the front and an enclosed rear garden with a purpose built outhouse. Located close to many local amenities such as Margam Country Park, Eastern Primary School, Groeswen Playing Fields, Twelve Knights, Ysgol Cwm Brombil School, short distance to Port Talbot Town Centre, Aberavon Beach, Neath Port Talbot Hospital whilst also having easy access to the M4 corridor.

GROUND FLOOR

Entrance Porch

uPVC window to front, laminate flooring, radiator and door to;

Lounge

uPVC Bay window to the front aspect, two radiators, laminate flooring, log burner and stairs to the first floor.

Living Room

Carpeted flooring and radiator.

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 window to the rear aspect, integrated oven, gas hob, part tiled walls, tiled flooring and French doors to access the rear garden.

Utility

uPVC window to the side aspect, plumbing in place for a washing machine and space for a fridge freezer.

FIRST FLOOR

Landing

uPVC window to the front aspect, carpeted flooring and access to the loft above. Doors to;

Bedroom One

uPVC window to the front aspect, laminate flooring and radiator.

Bedroom Two

uPVC window to the rear aspect, radiator, laminate flooring and an airing cupboard housing a combi boiler with gas central heating.

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin and a panelled bath. uPVC frosted window to the side aspect, tile effect laminate flooring, radiator and part tiled walls.

EXTERNALLY

Outhouse

Brick build detached workshop with concrete raised base.
Upvc frosted window to garden, wooden flooring, single glazed window to the side aspect, power and lighting ran from separate consumer unit.

Gardens

Front driveway with steps down to property and access to the rear garden.

Enclosed rear garden with patio slabs for seating area and laid to lawn.

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

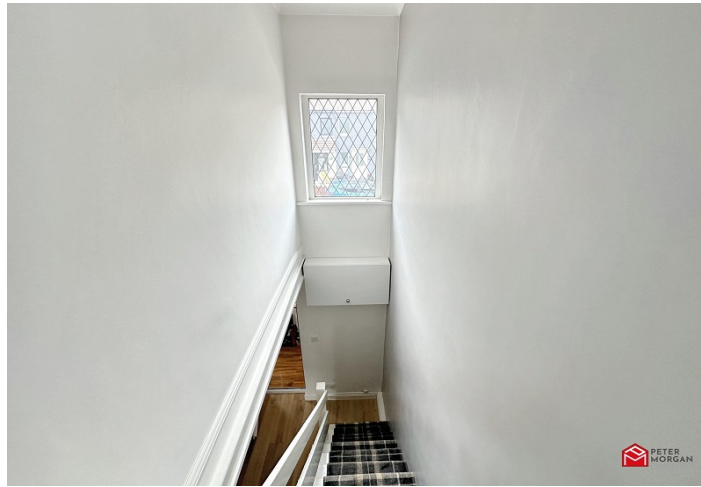
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding B

Current heating type Gas

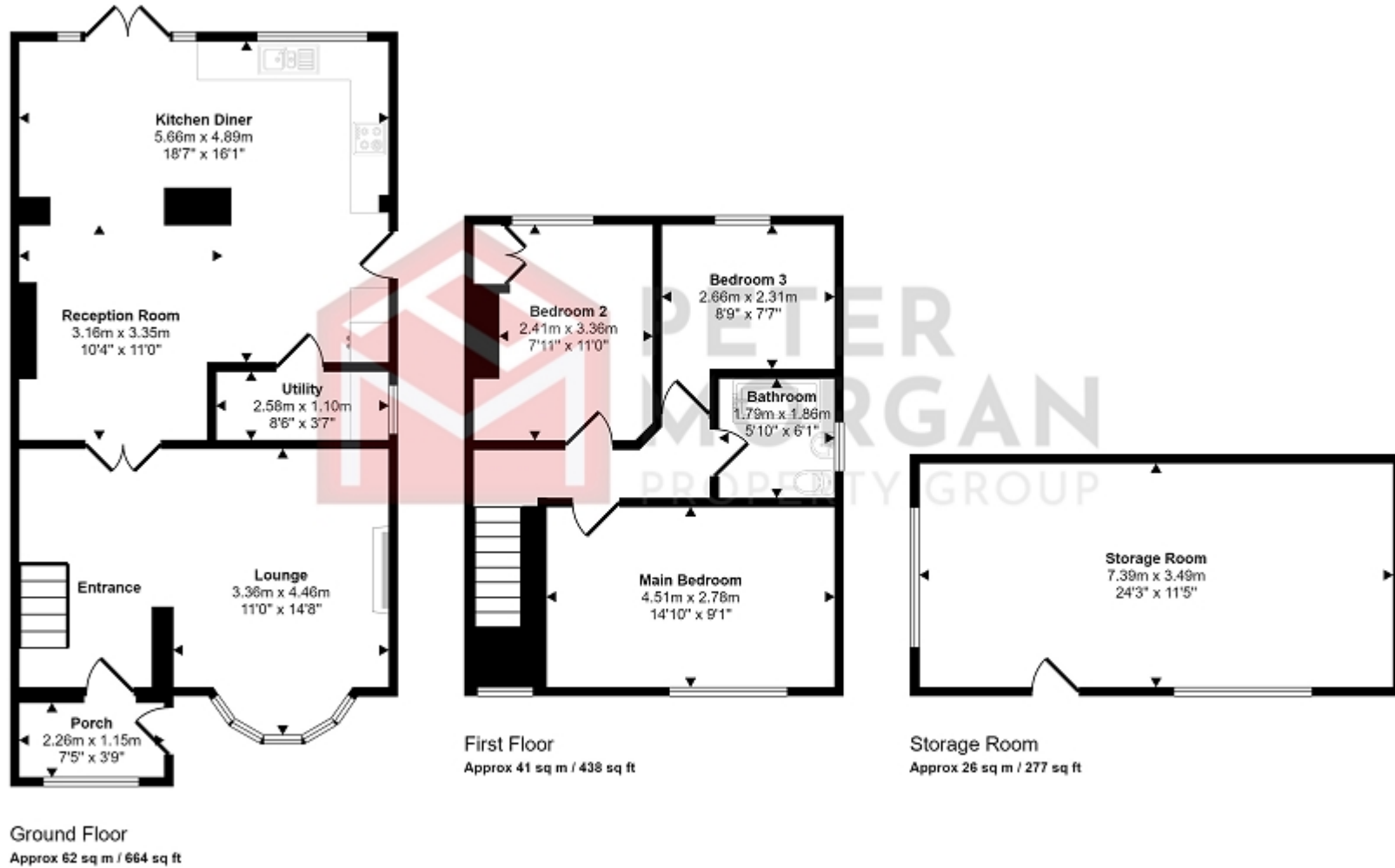
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
128 sq m / 1380 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	67	
(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.

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



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

www.petermorgan.net
03300 563 555

