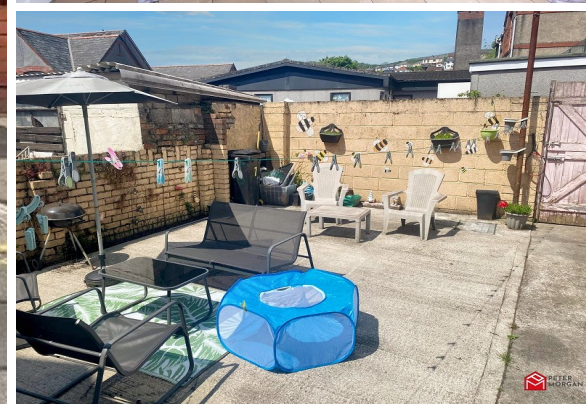


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**7 Depot Road, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BA**



**£130,000**



### **Main Features**

- No Onwards Chain
- Convenient Location
- Potential For Investment Purposes
- Freehold
- EPC - D
- Council Tax Band - B
- Enclosed Rear Garden
- Open Plan Living Accommodation
- Gas Central Heating
- Need A Mortgage? We Can Help!

### **General Information**

Conveniently located in the heart of a friendly village, Cwmavon, this mid terraced property comprises of open plan living area, kitchen and separate utility to the ground floor and three bedrooms and bathroom to the first floor, also having a low maintenance rear garden with access to the rear lane. This property offers a lot of potential and perfect for those commuting, as its set within easy access to the M4 corridor.

An early viewing is highly recommended.

Please visit our new and improved website for more information!

### **GROUND FLOOR**

#### **Hallway**

Tiled flooring, radiator, storage cupboard and stairs to the first floor.

#### **Lounge**

uPVC double glazed window to the front aspect and laminate flooring. Through to Dining area having laminate flooring and uPVC window to the rear aspect.

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window, integrated cooker with hob and hood over, tiled flooring and wall mounted boiler serving domestic hot water and has central heating.

#### **Utility Room**

uPVC double glazed window, plumbing in place for washing machine, tiled flooring, storage cupboard and radiator.

### **FIRST FLOOR**

#### **Landing**

Laminate flooring, storage cupboard and access to the loft above.

#### **Bedroom One**

Two uPVC windows to the front aspect, radiator and laminate flooring.

#### **Bedroom Two**

uPVC window, laminate flooring and radiator.

### **Bathroom**

Comprising of a low level WC, wash hand basin and panelled bath with shower. uPVC window, part tiled walls, cushion flooring and radiator.

### **Bedroom Three**

uPVC double glazed window, radiator and laminate flooring.

### **EXTERNALLY**

#### **Garden**

An enclosed rear garden with access to the rear lane.  
Potential parking to the rear.

### **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)

### **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

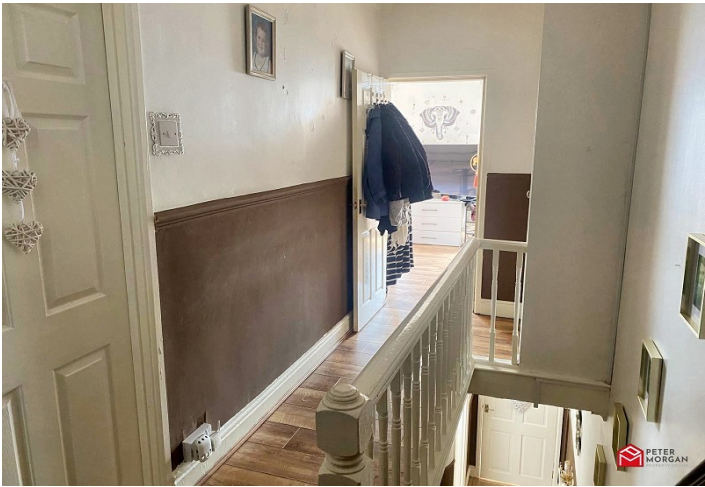
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

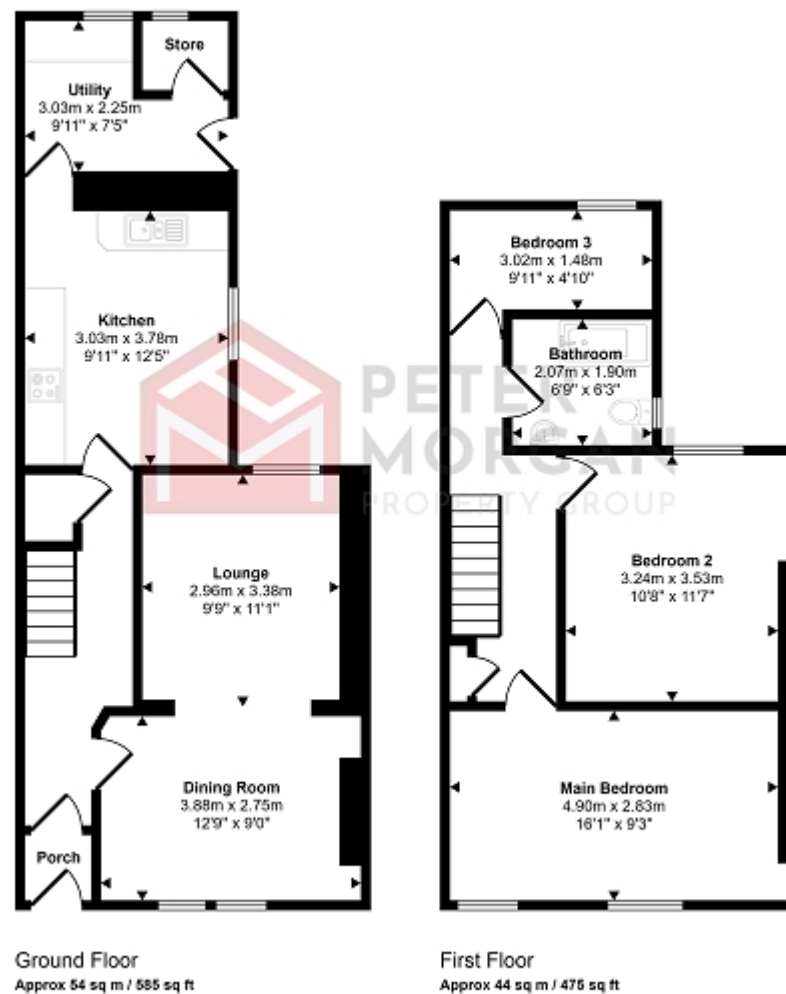









Approx Gross Internal Area  
99 sq m / 1061 sq ft



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.



7 Depot Road, Cwmavon, Port Talbot, Neath Port Talbot. SA12 9BA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.

<b>Neath</b> Sales Hub  npt@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath</b> Lettings Hub  lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath</b> Financial Services  team@pmfinancial.net  The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	<b>Bridgend</b> Sales Hub  bcb@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	<b>Talbot Green</b> Sales Hub  talbotgreen@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	<b>Talbot Green</b> Lettings Hub  lettingstg@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	<b>Carmarthen</b> Sales Hub  carmarthen@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS	<b>Carmarthen</b> Lettings Hub  lettingscm@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS
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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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