

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

15 Toronto Avenue, Margam, Port Talbot, Neath Port Talbot. SA13 2DA

£150,000

Main Features

- NO ONWARDS CHAIN
- Convenient Location
- Freehold
- Semi-Detached
- Three Bedrooms
- Off Road Parking
- Two Reception Rooms
- Enclosed Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

With no onwards chain offering a lot of potential this semi detached property, comprises of a porch, hallway, two reception rooms, kitchen, utility and shower room to the ground floor, three bedrooms and shower room to the first floor, also benefitting from off road parking and an enclosed rear garden laid to lawn. Located close to many local amenities such as Brombil Reservoir, Afan College, Eastern Primary School, local shops, variety of restaurants and whilst also having easy access to the M4 corridor.

GROUND FLOOR

Hallway

Laminate flooring, radiator and stairs to first floor.
Door to;

Reception Room

uPVC window to front aspect, radiator, carpeted flooring and feature fireplace with electric fire.

Reception Room Two

uPVC patio doors to rear, radiator and carpeted flooring.

Kitchen

Appointed with matching wall and base units with work tops over and inset sink with mixer tap. uPVC window to rear aspect, electric oven, under counter fridge, induction hobs, part tiled walls and tiled flooring.

Utility Room

uPVC frosted window and space and plumbing in place for washing machine.

Wet Room

Comprising of a shower cubicle, wash hand basin and low level WC. uPVC window to rear aspect and electric fire.

FIRST FLOOR

Landing

uPVC window to side aspect, carpeted flooring, airing cupboard with radiator and a gas combi boiler serving domestic hot water and gas central heating, also having light switch for external lights.

Shower Room

Comprising of a low level WC, shower cubicle and vanity wash hand basin. uPVC frosted window to rear aspect, towel radiator and cladded walls.

Bedroom One

uPVC window to rear aspect, radiator, carpeted flooring and fitted wardrobes.

Bedroom Two

uPVC window to front aspect, radiator and carpeted flooring.

Bedroom Three

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

EXTERNALLY

Gardens

A front patio laid garden with hand rails and driveway.

An enclosed rear garden laid to lawn with patio area.

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

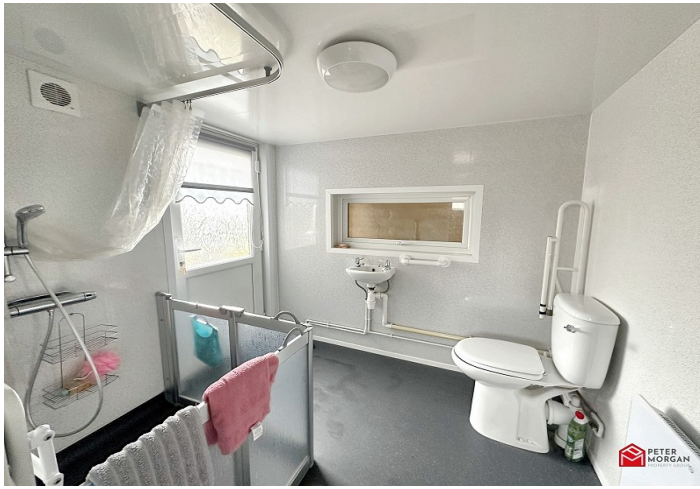
Current heating type

Gas

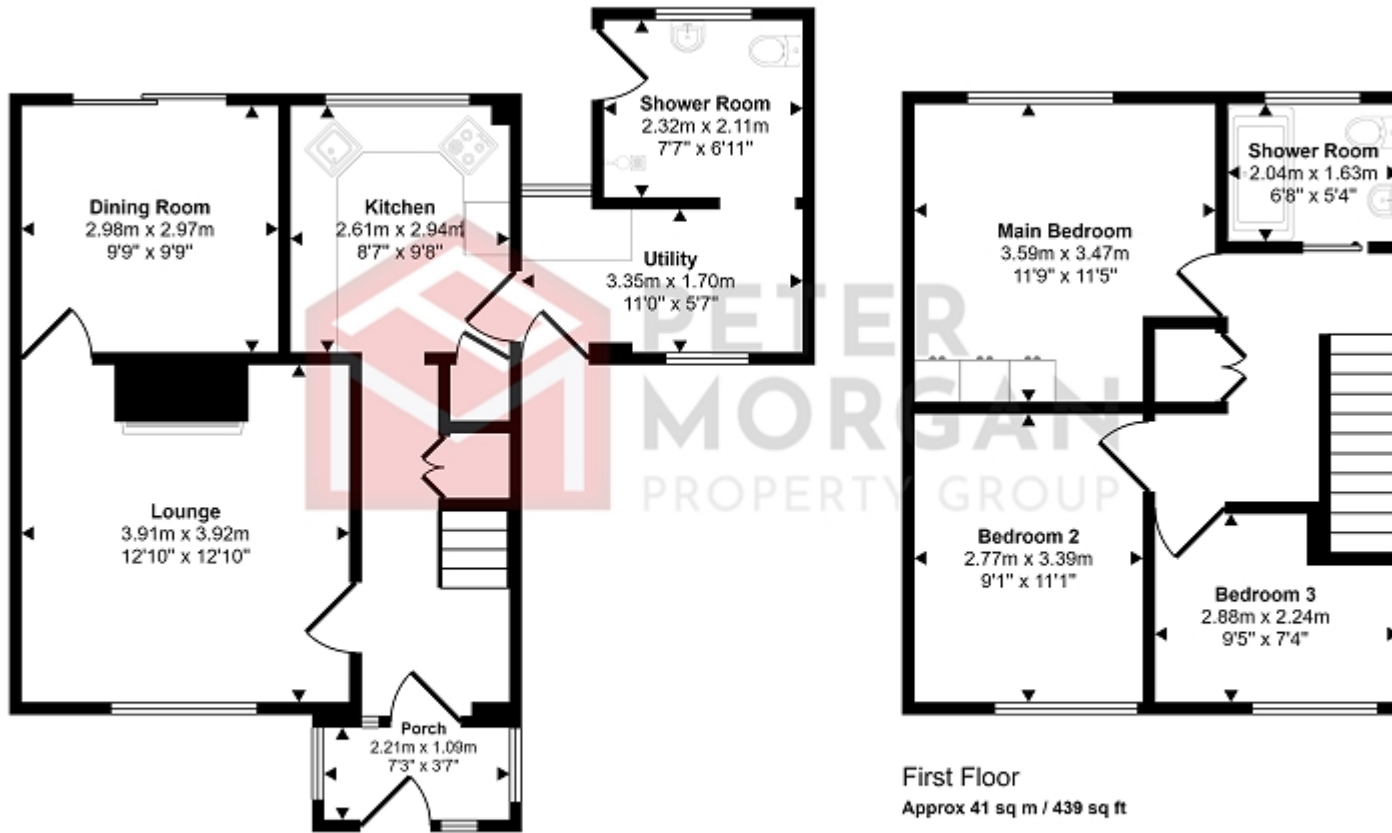
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
96 sq m / 1033 sq ft



Ground Floor
Approx 55 sq m / 594 sq ft

First Floor
Approx 41 sq m / 439 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	72	
(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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