

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Alfred Street, Port Talbot, Neath Port Talbot. SA12 6UL



PETER MORGAN

£127,000

Main Features

- Potential For An Investment Opportunity
- Mid Terraced Property
- Freehold
- EPC - D
- Three Bedrooms
- Enclosed Rear Garden With Lane Access
- Excellent Transport Links
- Easy Access To M4 Corridor
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This mid-terraced property features three bedrooms and is set up as a freehold. The house is equipped with gas central heating and benefits from double-glazed windows throughout. Currently, there is one reception room, which was previously two, kitchen to the ground floor, three bedrooms and bathroom to the first floor.

The property is conveniently located near several notable amenities. Just a short distance away is the Neath Port Talbot Hospital, providing essential healthcare services. For families, St Joseph's R C Comprehensive School and multiple primary schools are located within easy reach. Local shopping needs can be addressed at nearby convenience stores, enhancing day-to-day living.

Access to transport links is excellent, with close proximity to major routes, making commuting straightforward. Residents can enjoy various dining options, including fast-food restaurants and takeaways, also having easy access to the M4 corridor. The local community offers a blend of recreational and educational facilities, fostering a family-friendly environment. With its potential for investment or as a family home, this property presents numerous possibilities for prospective buyers.

GROUND FLOOR

Hallway

Stairs to first floor.
Door to;

Lounge

uPVC double glazed window to front aspect, radiator. carpeted flooring and brick exposed fireplace.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window, space for fridge freezer, space for cooker, plumbing in place for washing machine and radiator. uPVC door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring, access to loft above and airing cupboard housing a combi boiler serving domestic hot water and gas central heating.
Doors to;

Bedroom One

Dual uPVC double glazed window to front aspect, carpeted flooring and radiator.

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

EXTERNALLY

Gardens

An enclosed rear garden with rear lane access.

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

Current council tax banding

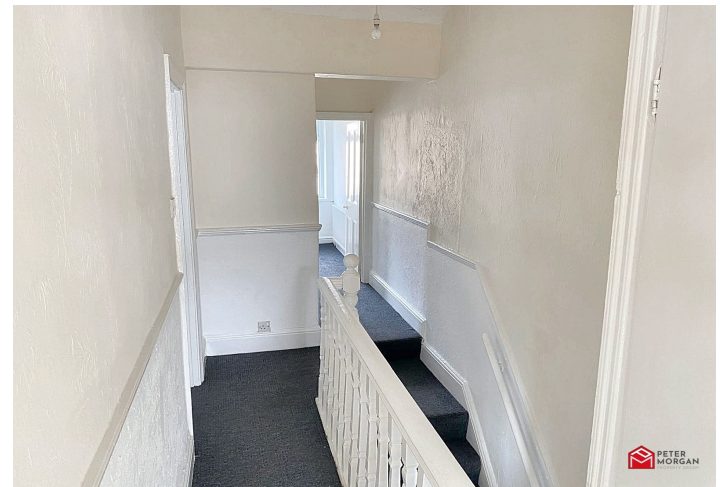
B

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		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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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