

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



93 Brytwn Road, Cymmer, Port Talbot, West Glamorgan, SA13 3EW

Offers Over £100,000



Main Features

- Mid Terraced Three Bedroom Property
- Freehold
- Two Reception Rooms
- Kitchen & Sepatare Utility Room
- EPC - E
- Enclosed Rear Garden
- Potential For Investment Purposes
- Combi Boiler
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

This mid-terraced three-bedroom house is a freehold property featuring two reception rooms, a separate kitchen, and a utility room. Also comprises three bedrooms and one bathroom. The two reception rooms offer flexible space that can be tailored to various living requirements. The separate utility room enhances functionality, providing additional storage and work areas.

At the rear of the property, there is an enclosed garden ideal for outdoor activities or further landscaping potential. The exterior is designed for easy maintenance, and the area presents opportunities for garden enhancements or relaxation spots.

Close to local amenities such as Cymmer Health Care Centre, Croeserw Primary School, local shops, Abercregan Meadow, also having easy access to the A4107

Please note this property is registered as commercial use as it's currently used as an Airbnb

GROUND FLOOR

Entrance Porch

Carpeted flooring, consumer unit location, gas meter location and door to;

Entrance Hallway

Radiator, laminate flooring and stairs to first floor.

Dining Room

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

Lounge

uPVC window to rear aspect, radiator, laminate flooring and stairs to first floor.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Dual uPVC windows, breakfast bar, space for free standing electric cooker, tile effect vinyl flooring, radiator, Wooden door to;

Utility Room

Plumbing in place for washing machine, laminate flooring and wooden door to access rear garden.

Landing

Carpeted flooring and access to loft above.

Bedroom Two

uPVC window to front aspect, carpeted flooring and radiator.

Bedroom One

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

Bedroom Three

uPVC window to rear aspect, radiator, carpeted flooring and storage cupboards.

Storage Area

Carpeted flooring and combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, wash hand basin and bath with electric shower. uPVC Frosted window to rear aspect, part tiled walls, radiator, carpeted flooring and access to loft above.

EXTERNALLY

Garden

Rear garden having access to basement, enclosed concrete area and access to lane.

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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding

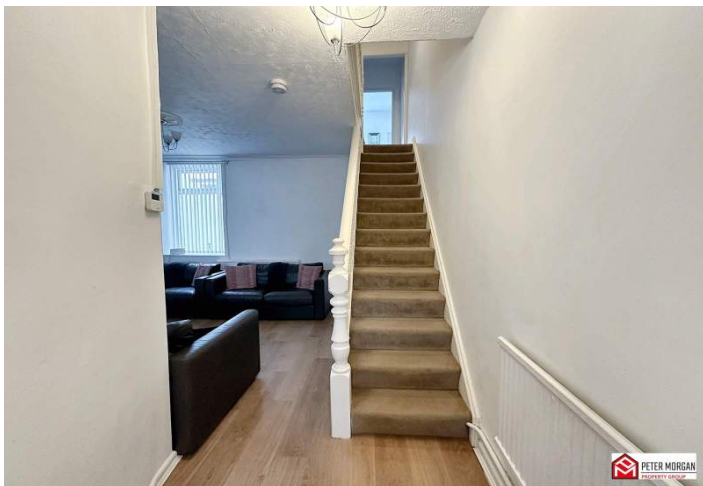
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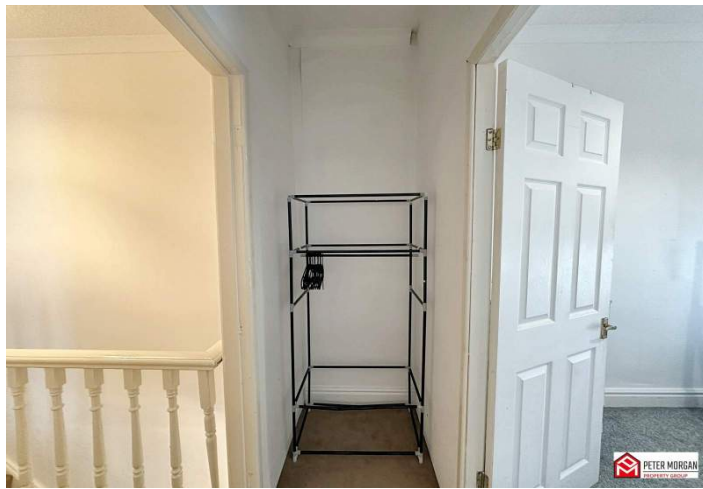
Current heating type

Gas

Tenure (To be confirmed)

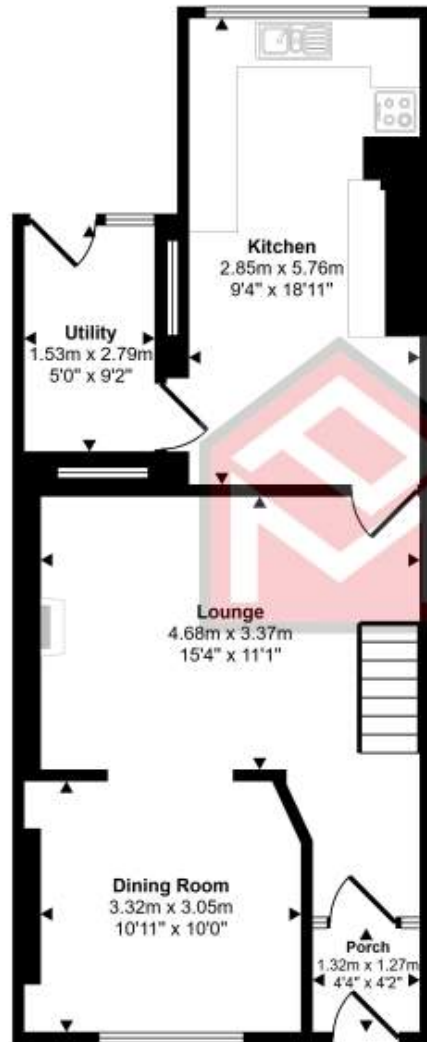
Freehold







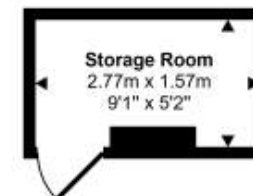
Approx Gross Internal Area
105 sq m / 1126 sq ft



Ground Floor
Approx 56 sq m / 604 sq ft



First Floor
Approx 44 sq m / 476 sq ft



Storage Room
Approx 4 sq m / 47 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(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.

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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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