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12 Clarice Street, Port Talbot, West Glamorgan, SA12 6BQ

£140,000

Main Features

- NO ONWARDS CHAIN
- Freehold
- Three Bedroom Property
- End Of Terraced
- EPC - TBC
- Double Garage
- Enclosed Rear Garden
- Open Plan Living Area
- Bathroom & WC To Ground Floor
- Need A Mortgage? We Can Help!

General Information

This end-terraced house with no chain, features three bedrooms and one bathroom, making it an ideal family home or potential for investment purposes. Boasting an open-plan living area, and a bathroom and separate WC are conveniently located on the ground floor, catering to everyday needs.

The enclosed garden is primarily laid to lawn, providing a blank canvas for potential landscaping or outdoor entertaining. Access to the garden from the property is straightforward, allowing residents to enjoy the outdoor area easily.

Conveniently located, the property is in proximity to essential amenities such as Neath Port Talbot Hospital lies nearby, Remo's Cafe/Restaurant, The Front, Franco's, local gas station, Blancos Hotel and Restaurant, Port Talbot Town Centre, St Therese's Catholic Primary School, Neath Port Talbot Hospital, Port Talbot Railway station and access access to the M4 corridor.

GROUND FLOOR

Hallway

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

Lounge

uPVC double glazed window to front aspect, wood-effect flooring, feature fireplace, two radiators and uPVC double glazed sliding doors to access rear garden.
Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to side aspect, space for cooker, plumbing in place for washing machine, space for free standing freezer, inset ceiling spotlights, wood effect tiled flooring, radiator and inset ceiling spotlights.
Door to;

Rear Hallway

Tiled flooring and storage cupboard.
Doors to;

Bathroom

Comprising of a wash hand basin, corner bath and shower cubicle. uPVC double glazed window to rear aspect, tiled flooring and heated towel rail.

W.C.

Low level WC, uPVC double glazed window to rear aspect, tiled flooring and radiator.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.
Doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

uPVC double glazed window to rear aspect, radiator, carpeted flooring and combi boiler serving domestic hot water and gas central heating.

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 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 B

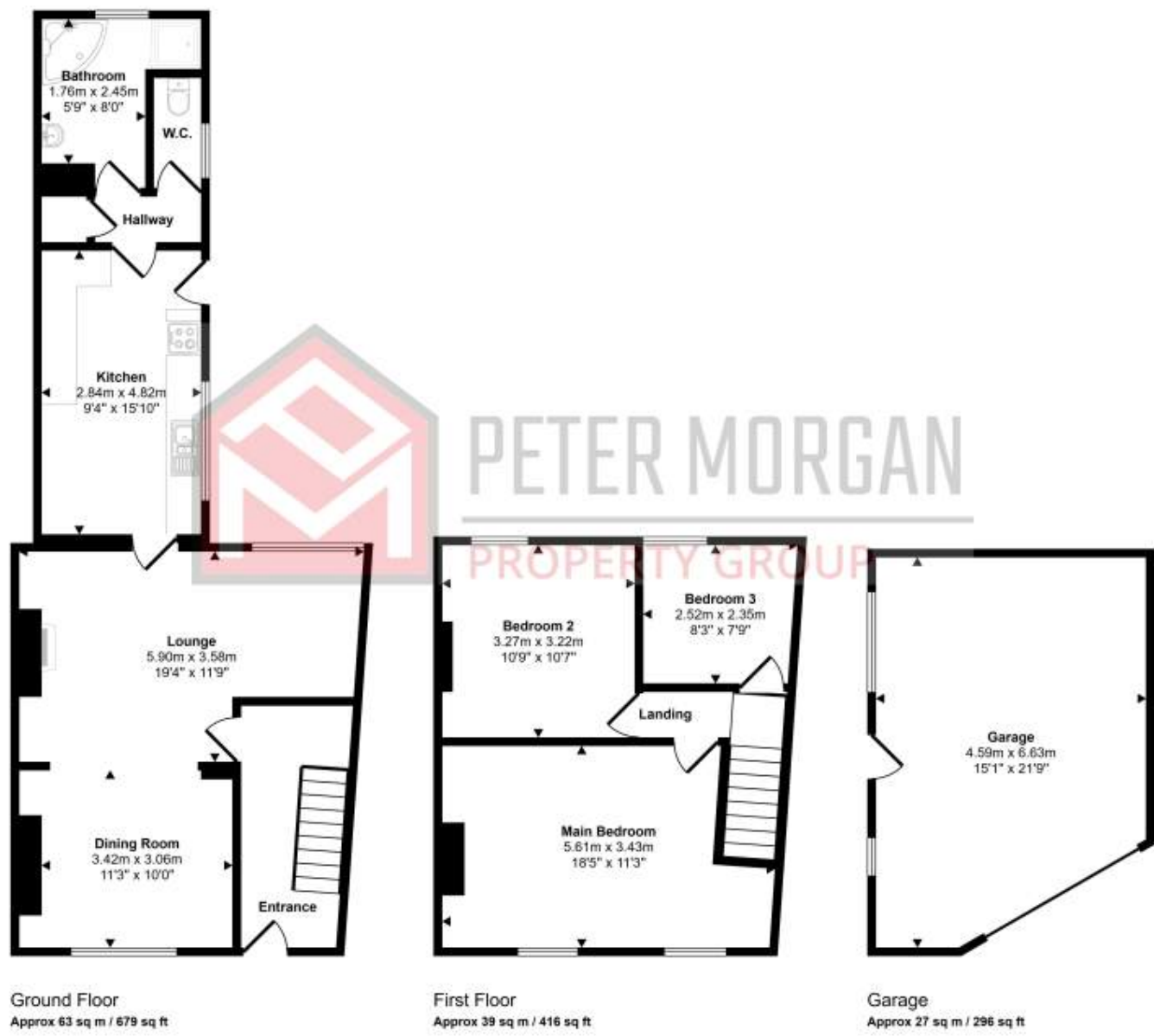
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
129 sq m / 1392 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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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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