



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



55 Sandfields Road, Port Talbot, West Glamorgan, SA12 6LU

Offers Over £130,000



PETER MORGAN

Main Features

- NO ONWARDS CHAIN
- Two Bedroom Terraced Property
- Freehold
- EPC - D / Council Tax - B
- Bathroom To Ground Floor
- Convenient Location
- Gas Central Heating
- Enclosed Rear Garden
- Two Reception Rooms
- Need A Mortgage? We Can Help!

General Information

This two-bedroom terraced house is situated in a conveniently located area, offering easy access to various local amenities. Internally, the house comprises two reception rooms and a ground-floor bathroom, supporting convenient living arrangements. The presence of two reception areas allows for various uses such as a living space and a dining area.

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

Entrance Porch

uPVC double glazed window to front aspect and carpeted floor.
Door to;

Reception

uPVC double glazed window to front aspect, uPVC tilt or turn full sized door to rear aspect. Consumer unit location, Electric meter location and radiator.
Carpeted floor, Exposed staircase to first floor.
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. Dual uPVC double glazed window to side aspect, electric hobs, cooker with electric oven, space for free standing fridge, radiator and laminate flooring.
uPVC door to access rear.

Bathroom

Comprising of a low level WC, wash hand basin, bath and shower cubicle. Dual uPVC Frosted windows to rear aspect, towel radiator and fitted vanity mirror and laminate flooring.

FIRST FLOOR

Landing

uPVC doubled glazed windows to rear aspect, carpeted floor and access to loft above.
Doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

EXTERNALLY

Gardens

Rear enclosed garden with patio and shingled bed.
Outbuilding for storage with access to rear 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 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
89 sq m / 955 sq ft

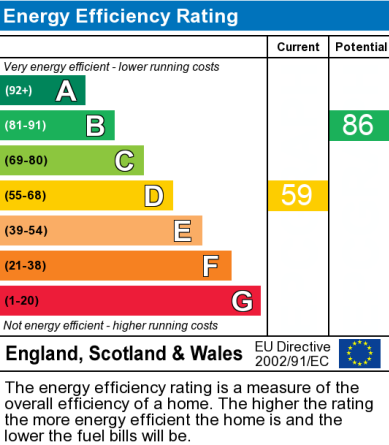


Ground Floor
Approx 58 sq m / 629 sq ft

First Floor
Approx 30 sq m / 326 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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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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