

ESTAS
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**BEST IN POSTCODE
WINNER 2025**

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3 Underbridge, Pontrhydyfen, Pontrhydyfen, Port Talbot, West Glamorgan, SA12 9RR



PETER MORGAN

£230,000

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Main Features

- Semi-Detached Cottage
- Original Features Throughout
- Cosy Living Room & Conservatory
- Freehold
- Countryside Views
- Enclosed Rear Garden
- EPC - E / Council Tax - B
- Bathroom To Ground Floor & WC To First Floor
- Off Road Parking To The Front
- Need A Mortgage? We Can Help!

General Information

Step into the picturesque charm of this semi-detached cottage in the quaint village of Pontrhydyfen, Port Talbot. Featuring a cosy Living room , bright conservatory, and an enclosed rear garden, this excellent property offers the perfect blend of comfort and character.

With two bedrooms and a downstairs bathroom, this cottage is ideal for those seeking a peaceful retreat. Enjoy the convenience of parking to the front of the property, ensuring easy access.

surrounded by stunning countryside and offers a tranquil escape from the hustle and bustle of city life. Explore the nearby points of interest, including the scenic walks along the River Afan or a visit to the historic Aberavon Beach.

Don't miss out on the opportunity to make this charming cottage your own. Contact us today to arrange a viewing and discover the potential of this delightful cottage.

GROUND FLOOR

Lounge

uPVC window to front aspect, radiator, wooden flooring and log burner.
Door to;

Hallway

Tile effect vinyl flooring.
Doors to;

Bathroom

Comprising of a low level WC, wash hand basin and bath with electric shower over. uPVC window to rear aspect, fully tiled walls, tile effect vinyl flooring, airing cupboard and combi boiler serving domestic hot water and gas central heating.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC window to side aspect, dual velux window to side aspect, tile effect vinyl flooring, integrated gas hob, electric oven, integrated fridge freezer and integrated washing machine.
Doors to;

Conservatory

uPVC French doors to rear garden.

FIRST FLOOR

Landing

Velux window to rear aspect .
Doors to;

Bedroom One

uPVC window to front aspect, radiator and carpeted flooring.

Bedroom Two

uPVC window to rear aspect, radiator and carpeted flooring.

W.C.

Low level WC and wash hand basin. uPVC window to rear aspect, radiator and carpeted flooring.

EXTERNALLY

Gardens

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)

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

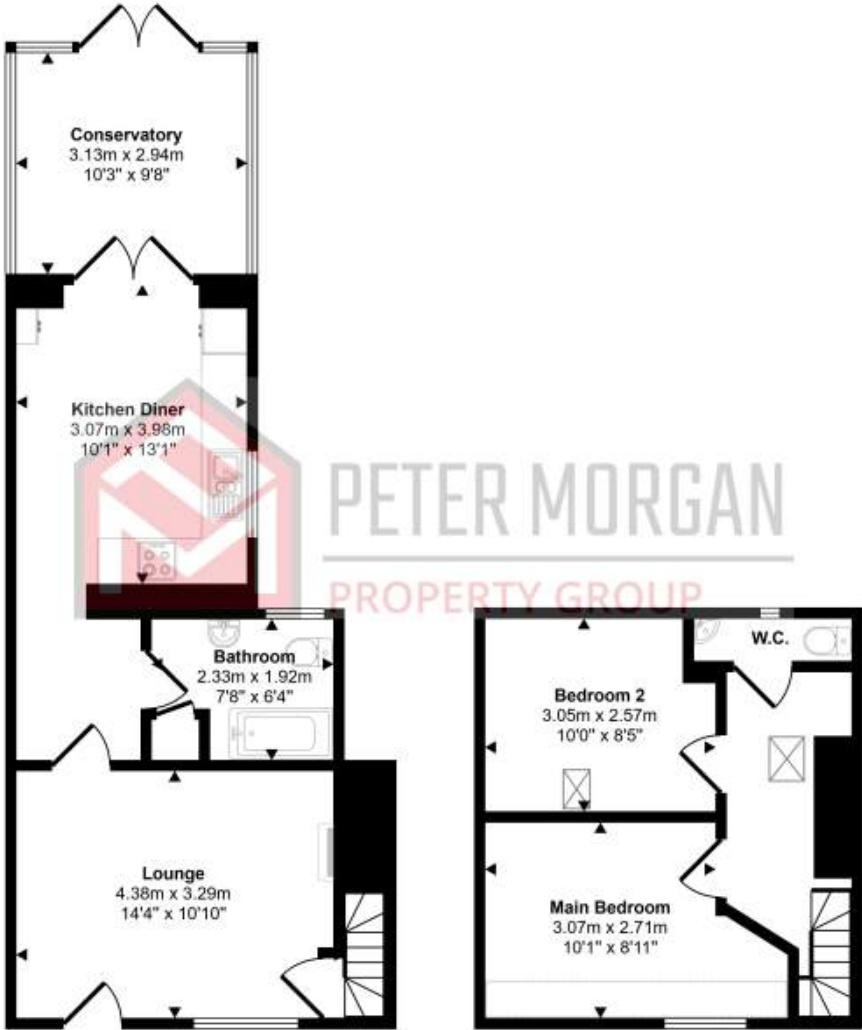






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Approx Gross Internal Area
75 sq m / 810 sq ft




Ground Floor
Approx 48 sq m / 522 sq ft

First Floor
Approx 27 sq m / 289 sq ft

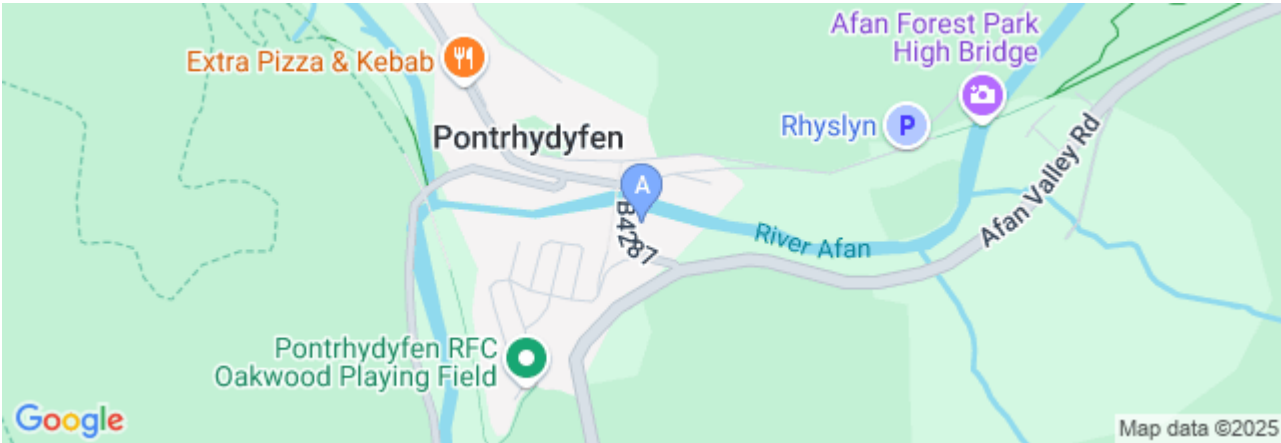
Denotes head height below 1.5m

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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.

Neath Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
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PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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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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