

REDUCED



32 Tir Morfa Road, Port Talbot, West Glamorgan SA12 7PF

£210,000 - Freehold



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PROPERTY SUMMARY

We are delighted to present to the market this three bedroom traditional build semi detached house, located directly facing Aberavon beach front, with walking distance to Tywyn Primary School, Ysgol Bae Baglan, Ysgol Gymraeg Bro Dur. Just minutes walk from Franco's chip shop and restaurant. Early viewing is highly recommended on this beautiful family home.

POINTS OF INTEREST

- Three bedroom semi detached house
- Large Conservatory
- Off road parking and enclosed rear garden
- EPC -D / Council tax - B
- Open plan lounge/diner
- Utility / downstairs w.c.
- Adjacent to Aberavon beach and promenade



ROOM DESCRIPTIONS

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (57)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	57	80
(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