

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



23 Swan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8BN



Offers In Excess Of £180,000

Main Features

- Freehold
- Detached Bungalow
- Convenient Location
- Three Bedrooms
- Gated Driveway
- EPC - D
- Council Tax C
- Close To The M4 Corridor
- Need A Mortgage? We Can Help!

General Information

This three-bedroom bungalow benefits from a reception room, kitchen, wet room and three bedrooms with gated driveway and patio to rear. The property enjoys a convenient location offering good access to Neath, Port Talbot, Aberavon sea front and the M4. Viewing is recommended for full appreciation.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Porch

uPVC double glazed window to the side aspect with radiator and laminate flooring. Wooden internal door to;

Reception Room

uPVC double glazed windows to the front and side aspects, electric fireplace, radiator and carpet.

Hallway

Radiator, laminate flooring and access to;

Kitchen

Appointed with range of matching base and wall units with integrated stainless steel sink, built in oven and grill with extractor hood and gas hob and built in wine cooler. There is space and plumbing for washing machine, and space for tumble dryer and free-standing fridge. uPVC double glazed windows to side and rear with wooden door to rear, part-tiled walls and laminate flooring with cupboard house combination boiler serving domestic hot water and gas central heating.

Bedroom One (Front)

uPVC double glazed window to the front aspect, radiator and carpet.

Bedroom Two (Front)

uPVC double glazed window to the front aspect, radiator and carpet.

Bedroom Three (Side/Rear)

uPVC double glazed window to rear and side aspects, radiator, access to loft through hatch, cupboard housing fuse box, carpet.

Wet Room

Comprised of low-level WC, pedestal wash hand basin, radiator, toilet roll holder, shower cubicle with tiled floor and drainage, part tiled walls, extractor and uPVC double glazed frosted window to the rear aspect.

EXTERNALLY

To Front

Mature shrubs with gated driveway and side access to rear.

To Rear

Patio area with enclosing wall and natural border.

Mortgage Advice

Outhouse 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).

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested).

Current council tax banding C

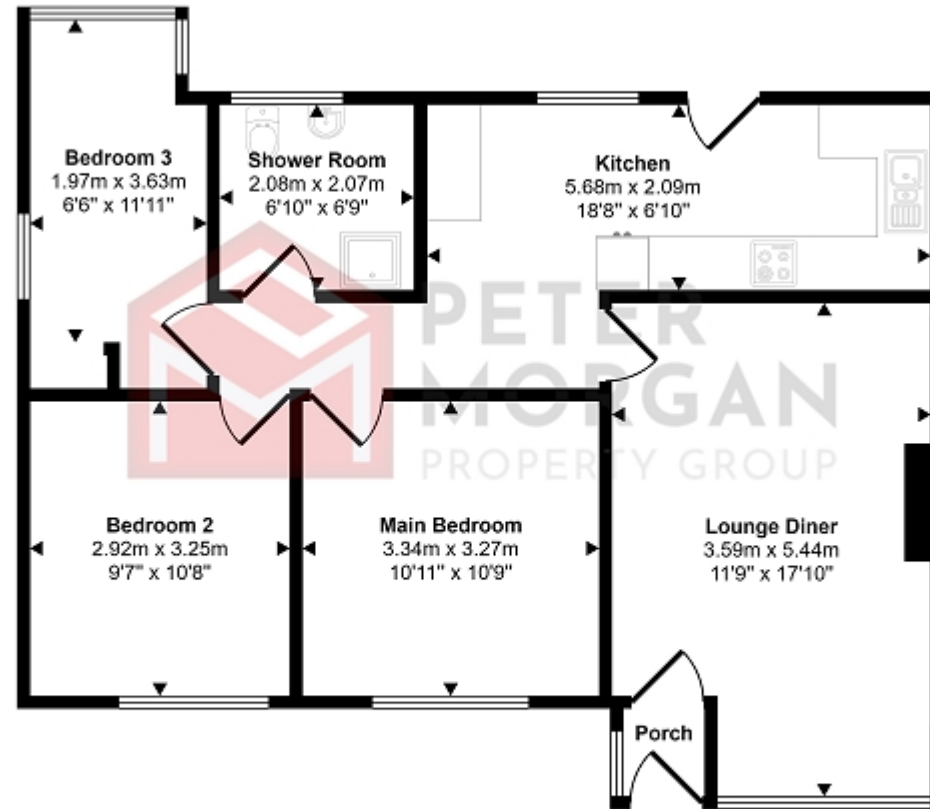
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
72 sq m / 770 sq ft



Floorplan

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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