

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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



£185,000 Guide Price

Main Features

- Detached Three Bedrooms
- Offering A Lot Of Potential
- Two Reception Rooms
- Off Road Parking
- Freehold
- EPC - D
- Gas Central Heating
- Easy Links To The M4 and A465
- Close Local Amenities
- BUYERS FEES APPLY

General Information

An amazing opportunity to purchase this freehold, detached property located in a popular area of Baglan, with easy access to the A465 and M4 corridor. The property itself benefits from two reception rooms, a family kitchen and utility area to the ground floor and two double bedrooms, study and a family bathroom to the first floor, also benefitting from off road parking, a car port and a large tiered rear garden with a brick built out building housing a WC and space for storage.

Conveniently located close to Neath Town Centre and Port Talbot Town Center, Baglan RFC, Ysgol Gynradd Baglan Primary School and a short drive to Aberavon Beach.

Please note this property is being sold through modern method of auction!

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, carpeted flooring, radiator and stairs to the first floor.
Doors to.

Lounge

uPVC window to the front aspect, carpeted flooring and a feature fireplace with electric fire.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC window to the side aspect, space for a free standing fridge freezer and cooker, tiled flooring, part tiled walls and a uPVC door to access to the rear garden.

Door to;

Utility Area

Matching wall and base units.

Rear Porch

Plumbing in place for a washing machine, space for a fridge freezer, uPVC windows to the rear and side aspects and a uPVC door to access the rear garden.

Lounge / Diner

uPVC window to the rear aspect, carpeted flooring, radiator, a feature fireplace with electric fire and space for a dining table.

FIRST FLOOR

Landing

uPVC window to the side aspect, carpeted flooring and a storage cupboard.

Doors to;

Bedroom Three/Study

uPVC window to the side aspect, carpeted flooring, radiator and access to the loft above.

Door to;

Bathroom

Comprising of a low level WC, panelled bath, a vanity wash hand basin with mixer tap and corner shower cubicle with power shower. uPVC window to the side aspect, fully tiled walls, tiled flooring and a storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

Bedroom One

uPVC window to the rear aspect, carpeted flooring and radiator.

Bedroom Two

uPVC window to the front aspect carpeted flooring and radiator.

Store Room

uPVC window to the front aspect and carpeted flooring.

EXTERNALLY

Gardens

A gated driveway to the front of the property leading to car port.

An enclosed tiered, rear garden with a brick built out building housing a WC and space for storage.

Council Tax

Band - D
£2112 Annually

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 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding D

Current heating type Gas

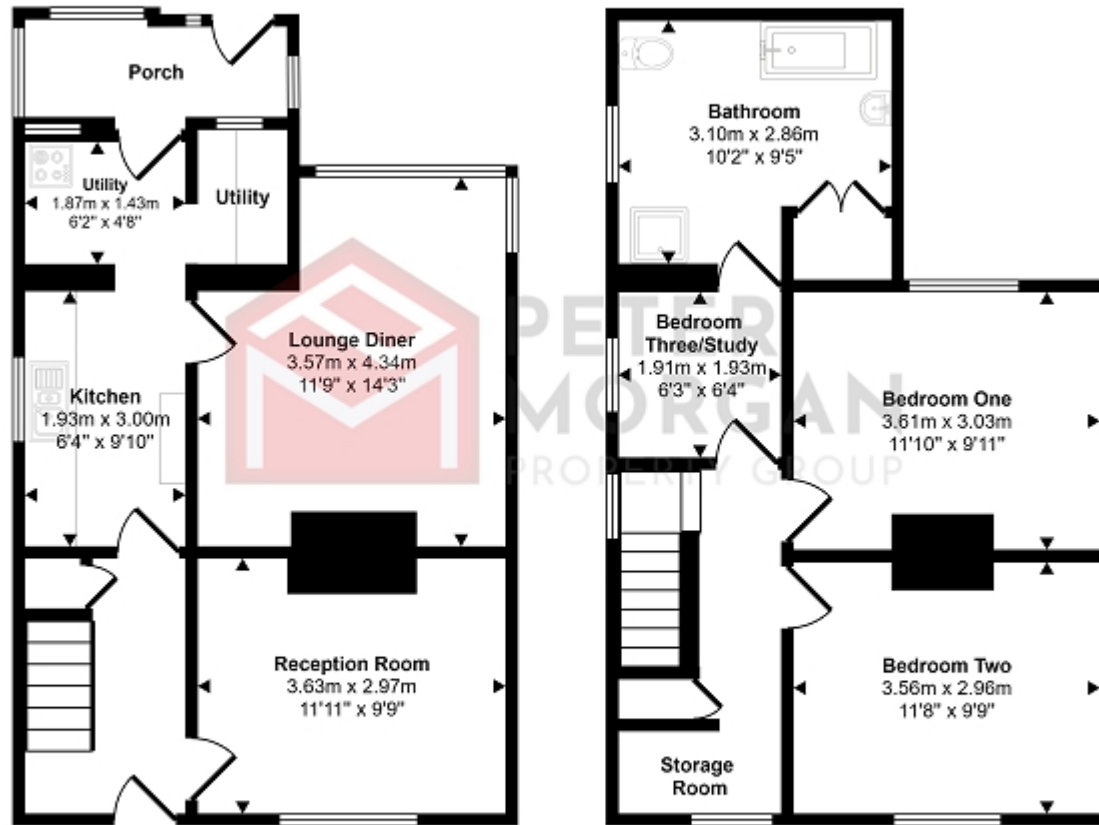
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
93 sq m / 997 sq ft




Ground Floor
Approx 48 sq m / 522 sq ft

First Floor
Approx 44 sq m / 475 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(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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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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