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PROPERTY
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SALES
GOLD WINNER

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5 Brookway Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8EL



Offers In Excess Of £210,000

Main Features

- NO ONWARDS CHAIN!
- Three Bedroomed Semi-Detached
- Freehold
- Off Road Parking
- EPC - D
- Gas Central Heating
- uPVC Double Glazed Windows
- Front & Rear Garden
- Need A Mortgage? We Can Help!

General Information

Nestled in a quiet location, this three bedroomed semi-detached property which has recently been decorated throughout. Internally the property itself offers a lounge, kitchen and conservatory to the ground floor and three bedrooms and family bathroom to the first floor, also offering off road parking to the front, a low maintenance rear garden with a garden shed and bar area, perfect for gathering friends & family! Ideally located close to many local amenities such as Baglan Railway Station, SPAR Baglan, Premier Inn, Baglan RFC, Neath Port Talbot Hospital and a short drive to Aberavon Beach and easy access to the M4 Corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Radiator, carpeted flooring and stairs to the first floor.

Lounge

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

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker, electric hob with extractor fan over, integrated dishwasher, washing machine, fridge freezer, fully tiled walls, clad ceilings, inset ceiling spotlights, radiator, a combi boiler serving domestic hot water and gas central heating and uPVC door to access the rear garden.

French doors to;

Conservatory

uPVC double glazed windows, tiled flooring, radiator and doors to access the rear garden.

FIRST FLOOR

Landing

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

Doors to;

Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring, radiator and storage cupboard.

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with glass panel and shower over. uPVC frosted double glazed window, cladded walls, inset ceiling spotlights and radiator.

EXTERNALLY

Gardens

A front garden with Astroturf area, driveway offering off road parking and side access to the rear garden.

A low maintenance, patio laid rear garden with Astro turf area, decking area and a garden shed with bar.

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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(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.

Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

