

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



70 Fairwood Drive, Baglan, Port Talbot, Neath Port Talbot. SA12 8NU



Offers In Excess Of £145,000

Main Features

- With No Onwards Chain
- Freehold
- Semi-Detached Property
- Three Bedrooms
- EPC - C
- Convenient Location
- Enclosed Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

With no onwards chain, this semi detached property, conveniently situated in a popular area of Baglan. Offering a lounge, diner, WC and kitchen to the ground floor, three bedrooms and bathroom to the first floor, also benefitting from an enclosed rear garden with garden shed.

Located close to many local amenities such as Baglan Railway Station, SPAR Baglan, Premier Inn, Baglan RFC, Baglan Primary School, Neath Port Talbot Hospital, a short drive to Aberavon Beach Neath Town Centre, Port Talbot Town Centre and easy access to the M4 Corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Laminate flooring, radiator and stairs to the first floor.

Doors to;

W.C.

Comprising of a low level WC and pedestal wash hand basin. uPVC frosted window laminate flooring and radiator.

Lounge/diner

Two uPVC double glazed window, laminate flooring, two radiators, storage cupboard and a featured fireplace with gas 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 double glazed windows to the rear aspect, laminate flooring, plumbing in place for a washing machine, space for a fridge freezer and cooker.

uPVC door 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 windows to the front aspect, carpeted flooring and radiator.

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle with electric shower. uPVC frosted double glazed window, part tiled walls, cushion flooring and radiator.

Council Tax

Council Tax Band - C

Annually - £1877

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)

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		85
(69-80) C	72	
(55-68) D		
(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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