

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



20a Swan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8BN



PETER MORGAN

Offers Over £175,000

Main Features

- Immaculately Presented Throughout
- Detached Modern Build
- Popular Location
- Freehold
- EPC - C
- Driveway To The Front
- uPVC Double Glazed Windows Throughout
- Low Maintenance Rear Garden
- WC To The Ground Floor
- Need A Mortgage? We Can Help!

General Information

An amazing opportunity, to purchase this well presented, detached property in the sought after area of Baglan. Ideally located close to many local amenities such as Ysgol Gynradd Baglan, Baglan RFC, McDonalds Restaurant, a short drive to Neath Town Centre, Port Talbot Town Centre and Aberavon sea front, also having easy transport links and access to the M4 corridor.

Internally the property offers a WC, lounge and a modern kitchen to the ground floor and three bedrooms and shower room to the first floor, also having a gated driveway to the front and enclosed rear court yard.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Enter through a composite door, wood effect laminate flooring and radiator.

Doors to;

W.C.

Comprising of a low level WC and wash hand basin. uPVC frosted double glazed window to the front aspect, radiator and tiled flooring.

Lounge

uPVC double glazed window to the front aspect, wood effect laminate flooring, radiator and carpeted stairs to the first floor.

Through to;

Kitchen

A modern kitchen appointed with a range of matching wall and base units with wood effects work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker with gas hob and extractor fan over, plumbing in place for a washing machine, space for a fridge freezer, radiator, tiled flooring and a wall mounted boiler serving domestic hot water and gas central heating.

uPVC door and uPVC French doors to access the rear garden.

FIRST FLOOR

Landing

uPVC frosted double glazed window and carpeted flooring.

Doors to;

Bedroom One

uPVC French doors to access Juliet Balcony, wood effect laminate flooring, radiator and storage cupboard.

Bedroom Three

uPVC double glazed window to the front aspect, laminate wood effect flooring and radiator.

Bedroom Two

uPVC double glazed window to the rear aspect, wood effect laminate flooring, radiator and access to the loft above.

Bathroom

Comprising of a low level WC, vanity wash hand basin and a double shower cubicle with glass screen. uPVC frosted double glazed window to the rear aspect, heated chrome towel rail, tiled flooring and vanity mirror with storage.

EXTERNALLY

Gardens

A double gated front drive offering off road parking and access to the rear courtyard which is patio laid.

Council Tax Band

Council Tax Band - D
Annually - £2112

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)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

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

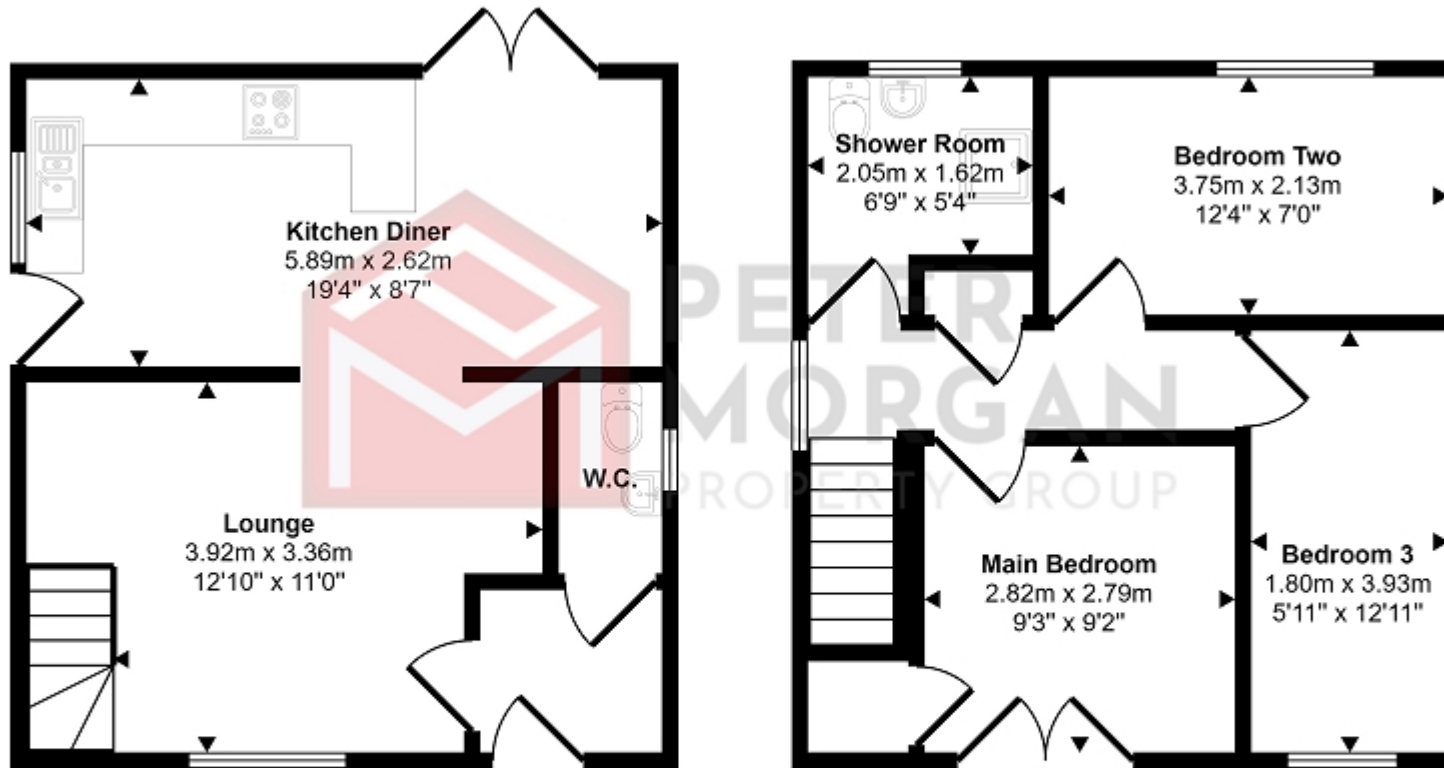
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
72 sq m / 778 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft

First Floor
Approx 36 sq m / 393 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		88
(69-80) C	75	
(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.



PETER MORGAN

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