

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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The Telegraph



13 Cedar Gardens, Baglan, Port Talbot, Neath Port Talbot. SA12 8TE



Offers Over £240,000

Main Features

- Traditional Bay Window Property
- Semi-Detached
- Sought After Area
- Three Bedrooms
- EPC - C
- Freehold
- WC & Family Bathroom
- Close To The M4 Corridor
- Enclosed Rear Garden & Out House
- Need A Mortgage? We Can Help!

General Information

Located in a quiet Cul-De-Sac, in the sought after area of Baglan, this traditional Bay windowed family home. Situated close to the M4 corridor, Ysgol Gynradd Primary School, Baglan Spar, Baglan RFC and many other local amenities, whilst also having a short drive to Port Talbot Town Centre, Neath Town Centre and Aberavon Sea Front.

Internally this beautiful home offers two reception rooms, kitchen utility and WC to the ground floor and three bedrooms and family bathroom to the first floor, not forgetting a low maintenance, private rear garden with it's own brick built outhouse.

A viewing is highly recommended as we expect a high demand of interest.

GROUND FLOOR

Entrance Porch

Enter through uPVC French doors and tiled flooring.
Wooden door to;

Entrance Hallway

Tiled flooring, radiator, under stairs cupboard and stairs to access the first floor.
Doors to;

Lounge

uPVC double glazed Bay window to the front aspect, Parquet flooring, radiator and a feature fireplace with electric fire.

Dining Room

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and a feature fireplace with electric fire.

Kitchen

Appointed with a range of matching wall and base units with work tops over and a composite sink with mixer tap. uPVC double glazed windows to the side aspect, space for a free standing fridge freezer, integrated electric oven with gas hob, part tiled walls and slate flooring.

Door to;

Utility Area

uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, slate flooring and a uPVC door to access the rear garden.

Door to;

W.C.

Comprising of a low level WC. Radiator and tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring.
Doors to;

Bedroom Three

uPVC double glazed window to the front aspect, laminate flooring, radiator, access to the loft above and a combi boiler serving domestic hot water and gas central heating.

Bedroom One

uPVC double glazed Bay window to the front aspect, laminate flooring, radiator and fitted wardrobes.

Bedroom Two

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

Bathroom

A family bathroom comprising of a low level WC, pedestal wash hand basin and a double shower cubicle with glass screen. uPVC frosted double glazed window to the rear aspect, heated towel rail, cladded walls and vinyl flooring.

EXTERNALLY

Gardens

A front garden with side access to the rear garden.

A beautiful, low maintenance rear garden having a patio area, further laid to lawn area and outhouse.

Outhouse

A brick built outhouse with electric and uPVC French doors.

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.

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)

Council Tax

Council Tax Band - C
Annually - £1877

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

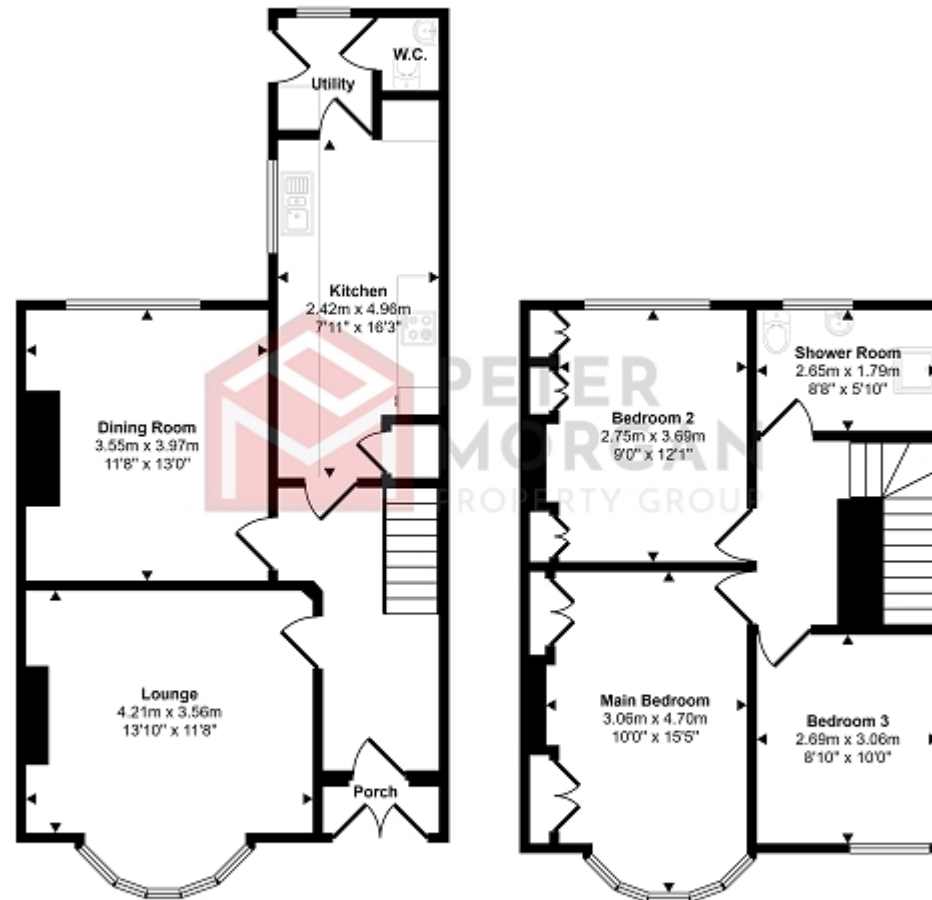
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
106 sq m / 1141 sq ft



Ground Floor
Approx 58 sq m / 625 sq ft

First Floor
Approx 48 sq m / 517 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	70	
(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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