

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



7 Burrows Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8BG



£159,000

Main Features

- NO ONWARDS CHAIN
- Semi-Detached
- Two Bedrooms & Study
- Enclosed Rear Garden
- Freehold
- EPC - D
- Council Tax - B
- Gas Central Heating
- Popular Location
- Need A Mortgage? We Can Help!

General Information

Offering good potential situated in a cul-de-sac location, this semi-detached property comprises of two reception rooms, WC and kitchen to the ground floor and two bedrooms, study and bathroom to the first floor, also having an enclosed rear garden with garden shed.

This property is in a convenient location close to all local amenities such as Baglan Football Club, Ysgol Gynradd Primary School, SPAR Baglan, Baglan RFC, McDonalds, a short drive to Port Talbot Town Centre, Aberavon Beach Neath Town Centre and also having easy access to the M4 corridor.

Please visit our new and improved improved website for more details!

GROUND FLOOR

Entrance Porch

Stairs to the first floor.
Door to;

Lounge

uPVC double glazed window to the front aspect, radiator and storage cupboard.
Door to;

Dining Room

uPVC double glazed window, two radiators and a uPVC door to access the rear garden.
Door to;

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, tiled flooring, plumbing in place for washing machine, space for a fridge freezer and tiled splash back.

W.C.

Comprising of a low level WC and pedestal wash hand basin.

FIRST FLOOR

Landing

Airing cupboard.
Doors to;

Bedroom One

uPVC double glazed window to the front aspect and radiator.

Bedroom Two

uPVC double glazed window to the rear aspect and radiator.

Bedroom Three

uPVC double glazed window and radiator.

EXTERNALLY

Gardens

Enclosed forecourt with access to the rear.

An enclosed, laid to lawn rear garden with garden shed.

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

Annually - £1643

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 B

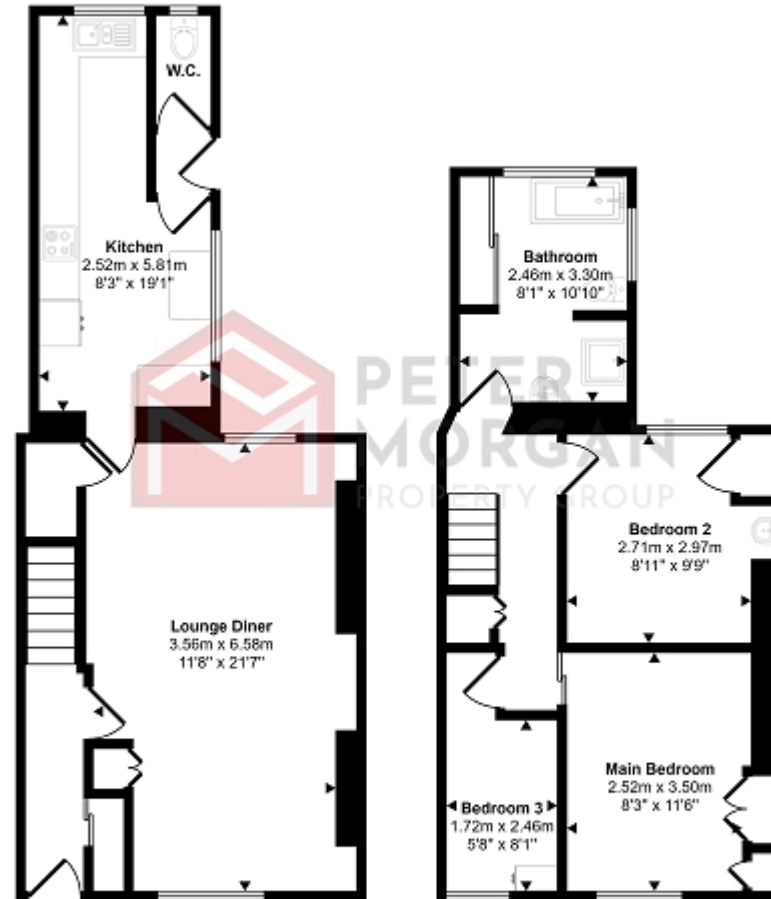
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
90 sq m / 964 sq ft



Ground Floor
Approx 47 sq m / 510 sq ft

First Floor
Approx 42 sq m / 454 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		82
(69-80) C		
(55-68) D	58	
(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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