

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



3 Millbrook, Baglan, Port Talbot, Neath Port Talbot. SA12 8EP



**£185,000**

### Main Features

- NO ONWARDS CHAIN
- Offering A Lot Of Potential
- Three Bedrooms
- Freehold
- EPC - C
- Off Road Parking To The Rear
- Convenient Location
- Bathroom & WC
- Gas Central Heating
- Need A Mortgage? We Can Help!

### General Information

Offering a lot of potential, this semi-detached property comprises of a WC, lounge, dining room and kitchen to the ground floor, three bedrooms and bathroom to the first floor, also having an enclosed rear garden with access to off road parking. The property is located in a friendly village close to many local amenities such as Ysgol Gynradd Primary School, Baglan Spar, Baglan RFC, Bagle Brook Beefeater and many other local amenities, whilst also having easy access to the M4 corridor and a short drive to Port Talbot Town Centre, Neath Town Centre and Aberavon Sea Front.

Please visit our new and improved site for more information!

### GROUND FLOOR

#### Hallway

Enter through a uPVC door, carpeted flooring, radiator and stairs to the first floor.  
Doors to;

#### W.C.

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

#### Lounge

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

### Dining Room

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

### 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, plumbing in place for a washing machine, integrated cooker, gas hob, space for a fridge, vinyl flooring and uPVC door to access the rear garden.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

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

#### Bedroom Two

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

#### Bedroom Three

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

#### Bathroom

Comprising of a low level WC, accessible bath and a pedestal wash hand basin with mixer tap. uPVC frosted double glazed window to the rear aspect, tiled flooring, tiled walls and radiator.

### EXTERNALLY

## Gardens

A front garden with patio area, decorative stone and access to the rear garden.

An enclosed rear garden patio laid with gated access to hard standing offering off road parking.

## 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](mailto: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** B

**Current heating type** Gas

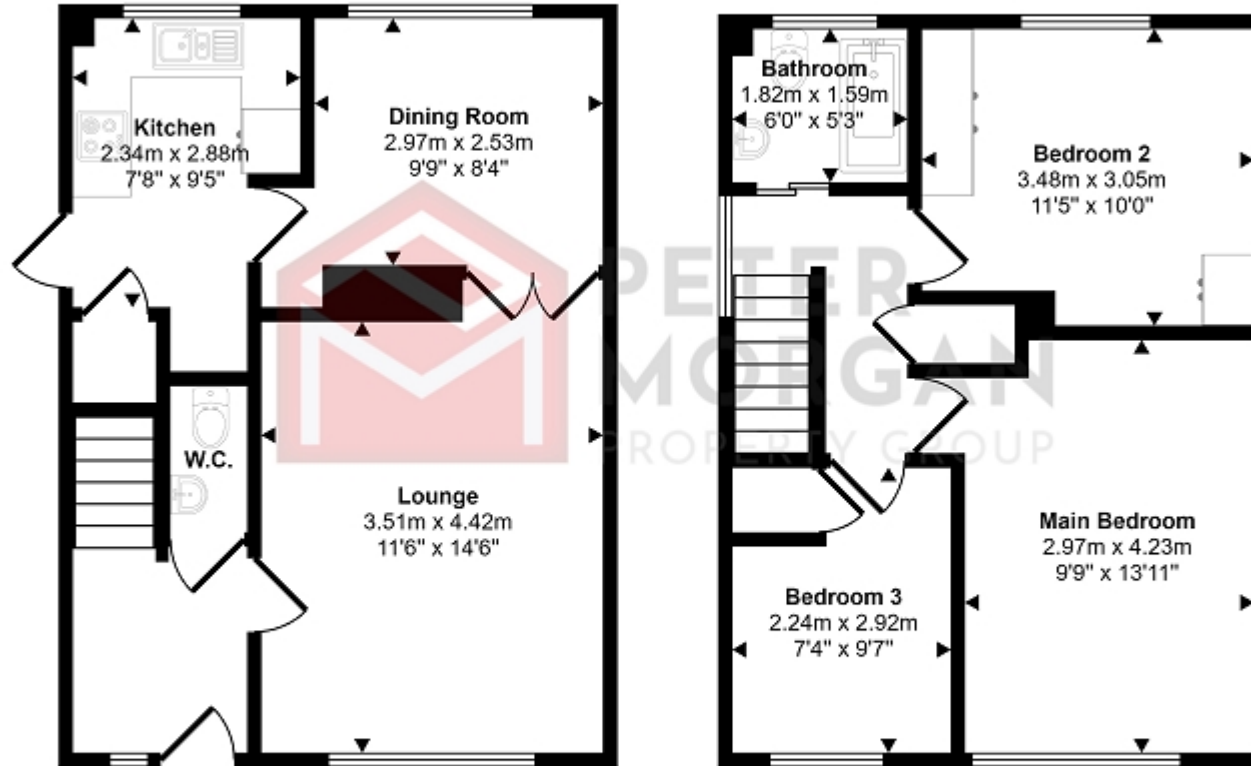
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
81 sq m / 873 sq ft




Ground Floor  
Approx 41 sq m / 440 sq ft

First Floor  
Approx 40 sq m / 433 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.

### 3 Millbrook, Baglan, Port Talbot, Neath Port Talbot. SA12 8EP

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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





Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

