

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



42 Smallwood Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8AR



Offers In Excess Of £325,000

Main Features

- Unique Dormer Bungalow
- Presented To A High Standard Throughout
- Freehold
- EPC - C
- Sought After Location
- Driveway & Garage
- Secured Rear Garden
- Bi-Fold Doors Boasting Spectacular Views
- Dual Cellars Access Via Garden
- Need A Mortgage? We Can Help!

General Information

A fantastic opportunity to purchase this desirable Detached dormer bungalow, located in a very popular location of Baglan. Offering versatile accommodation this home comprises of a welcoming hallway, bedroom, shower room, modern kitchen, dining area and lounge with Bi-folds doors to the ground floor and a master suite with a Chic En-suite to the first floor, also having off road parking to the front and a fabulous rear garden with a patio entertaining area, perfect for family days in the sun!

Located close to many local amenities such as the Bagle Brook Beefeater, Blaen Baglan Primary School, Baglan Park, Ysgol Bro Dur, local shops, whilst also having easy access to the M4 corridor, Port Talbot Town Centre, Aberavon Beach, Neath Port Talbot Hospital.

With such spectacular interior design a viewing is highly recommended for any appreciation to be at all possible.

GROUND FLOOR

Hallway

A welcoming hallway having LVT flooring and stairs to the first floor.
Doors to;

Bedroom Two

uPVC double glazed window to the front aspect, LVT flooring, radiator and built in wardrobes.

Shower Room

Comprising of a low level WC, single shower cubicle and a vanity wash hand basin. uPVC frosted double glazed window, part tiled walls, tiled flooring, a heated towel rail and storage cupboard having plumbing in place for a washing machine and space for a tumble dryer.

Kitchen

A beautiful modern kitchen appointed with a range of matching wall and base units with Quartz worktops over. uPVC double glazed window to the front aspect, space for an American fridge freezer, integrated cooker, gas hob with fan over, LVT flooring, radiator and a kitchen Island with Quartz worktops, inset sink with feature tap and integrated dishwasher.

Through to;

Dining Area

uPVC double glazed window to the side aspect and LVT flooring.
Through to;

Lounge

uPVC double glazed window to the side aspect, LVT flooring, radiator, feature log burner and Bi-fold doors to access the decking area.

Bedroom Three

uPVC French doors onto the raised decking/patio area, LVT flooring and radiator.

FIRST FLOOR

Landing

Door to;

Master Bedroom

uPVC double glazed floor to ceiling windows to the rear aspect boasting panoramic views across Swansea bay and mumbles, carpeted flooring, radiator and built in wardrobes.

En Suite

Comprising of a low level WC, free standing bath and wall hung wash basin. uPVC frosted double glazed window to the front aspect, part tiled walls, tiled flooring and heated chrome towel rail.

EXTERNALLY

Gardens

A front garden laid to lawn with matured shrubs and driveway offering off road parking and access to the garage.

A picturesque rear garden

Cellar

Dual cellar's one offering plenty of storage, accessed via garden with electricity and potential alternative uses.

Garage

Up and over door.
Mains and electric.

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 (Services not tested)

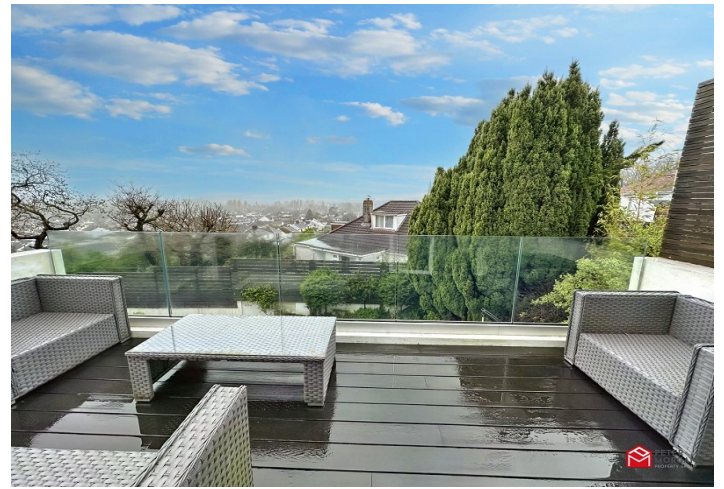
Current council tax banding C

Current heating type Gas

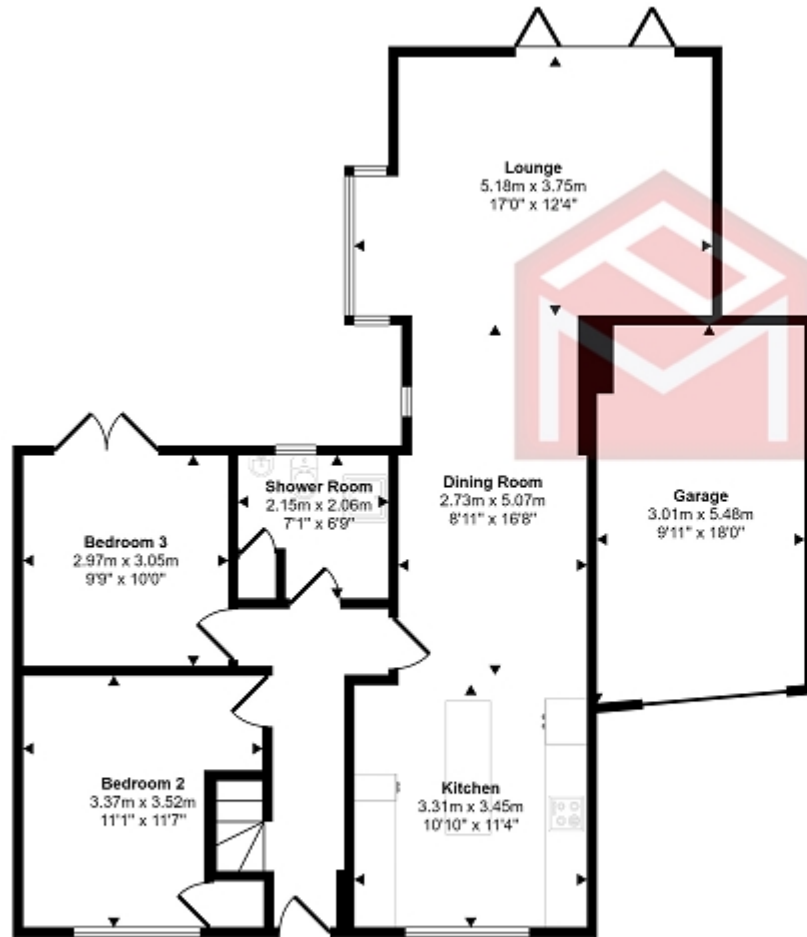
Tenure (To be confirmed) Freehold





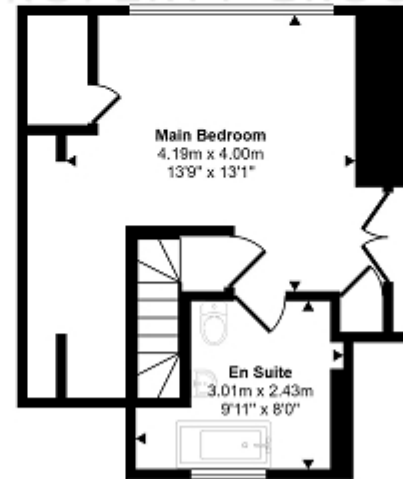


Approx Gross Internal Area
149 sq m / 1601 sq ft

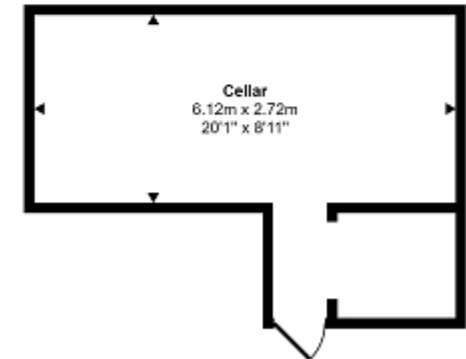


Ground Floor
Approx 95 sq m / 1021 sq ft

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First Floor
Approx 33 sq m / 354 sq ft



Storage Room
Approx 21 sq m / 227 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		83
(81-91) B		
(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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