



**33 Birch Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8PN**

**Offers Over £150,000**

## Main Features

- Semi-Detached Property
- Convenient Location
- Freehold
- EPC - C
- Council Tax Band - B
- Three Bedrooms
- Gas Central Heating
- Decking Area To The Rear
- Need A Mortgage? We Can Help!

## General Information

Set in a convenient location, this semi-detached property comprises of a kitchen diner and lounge to the ground floor, three bedrooms and bathroom to the first floor, also having an enclosed rear garden with raised decking area to enjoy summer evenings. Ideally located close to many local amenities such as Baglan Railway Station, SPAR Baglan, Premier Inn, Baglan RFC, Neath Port Talbot Hospital and a short drive to Aberavon Beach and easy access to the M4 Corridor.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Hallway

uPVC Double glazed window to the front aspect, wood-effect laminate flooring, radiator, storage cupboard under stairs and staircase to first floor.

Doors to;

### Kitchen

Appointed with a range of matching wall and base units with work tops overs and inset stainless steel sink with mixer tap. uPVC double glazed window to the front aspect, plumbing for dishwasher, plumbing in place for a dishwasher and washing machine, breakfast bar, integrated oven with gas hob & cooker hood over, wood-effect laminate flooring and a cupboard housing a boiler serving domestic hot water and gas central heating.

### Lounge

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

## FIRST FLOOR

### Landing

uPVC double glazed window to front aspect, fitted carpet, fitted storage cupboard.

Doors to;

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window to side aspect, radiator and wood-effect laminate flooring.

## EXTERNALLY

### Gardens

A rear garden having a raised decking area and steps leading to further garden having two areas of artificial turf, access to a summerhouse, outside tap, outside power supply and side access gate.

## **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



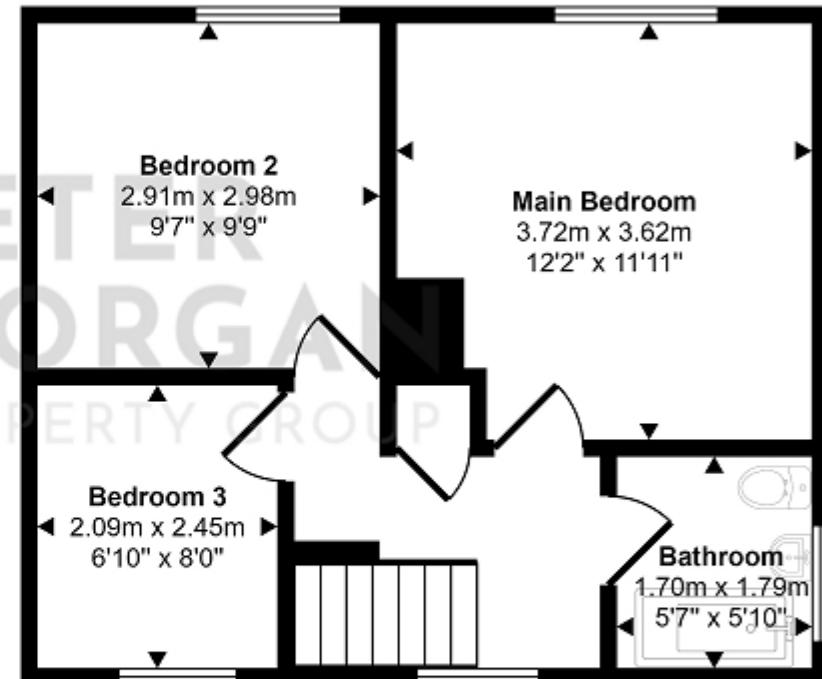




Approx Gross Internal Area  
76 sq m / 821 sq ft

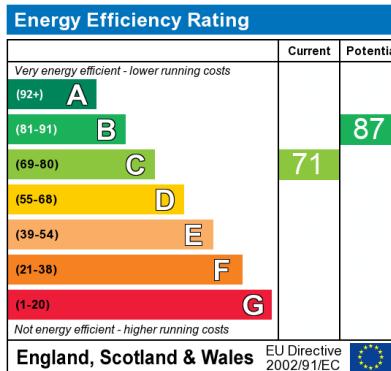


Ground Floor  
Approx 39 sq m / 416 sq ft



First Floor  
Approx 38 sq m / 406 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.



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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