

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**23 Willow Grove, Baglan, Port Talbot, West Glamorgan, SA12 8NY**

**£160,000**



**PETER MORGAN**

### **Main Features**

- NO ONWARDS CHAIN
- Recently Decorated Throughout
- Freehold
- EPC - C
- Three Bedrooms
- Gas Central Heating
- Convenient Location
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

### **General Information**

This property boasts a freehold status and comes with no onward chain, presenting a seamless opportunity for prospective buyers. The residence has been recently decorated throughout, ensuring a fresh feel upon moving in. With gas central heating and double-glazed windows, the home offers comfort and energy efficiency.

The property features one reception room, perfect for family gatherings or entertaining guests. Additionally, the enclosed rear garden offers a private outdoor area for relaxation or recreational activities, making it a great space for families or gardening enthusiasts.

In terms of amenities, the house is conveniently located near Ysgol Gynradd Baglan Primary School, making it ideal for families with young children. For those who enjoy leisure activities, Parc Baglan Park is within reach, offering a green space for walks or outdoor sports. Other local conveniences include a nearby pharmacy and multiple options for dining and takeaways.

### **GROUND FLOOR**

#### **Hallway**

Side access through uPVC door, laminate flooring, radiator, cupboard with consumer unit and electric meter.

Doors to;

#### **W.C.**

Comprising of a low level WC and wash hand basin. uPVC double glazed window to rear aspect, tiled flooring and cupboard housing a combi boiler serving domestic hot water and gas central heating.

#### **Lounge**

Dual uPVC double glazed windows to front aspect, dual radiators, laminate flooring and single pane window to hallway.

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, plumbing in place for washing machine, space for free standing cooker, space for free standing fridge freezer, cooker hood, part tiled walls, tiled walls and under stairs storage cupboard.

uPVC door to access rear garden.

### **FIRST FLOOR**

#### **Landing**

uPVC double glazed window to rear aspect, carpeted flooring and access to loft above.

Doors to;

#### **Bedroom Three**

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

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bathroom**

Comprising of a low level WC, wash hand basin with storage and bath with main shower. uPVC double glazed Frosted window to rear aspect, part tiled walls, radiator and tiled flooring.

## **EXTERNALLY**

### **Gardens**

Steps leading to property and side access to rear garden.

Enclosed rear garden with patio area, access to out house and steps leading to further garden laid to lawn.

### **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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **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)**

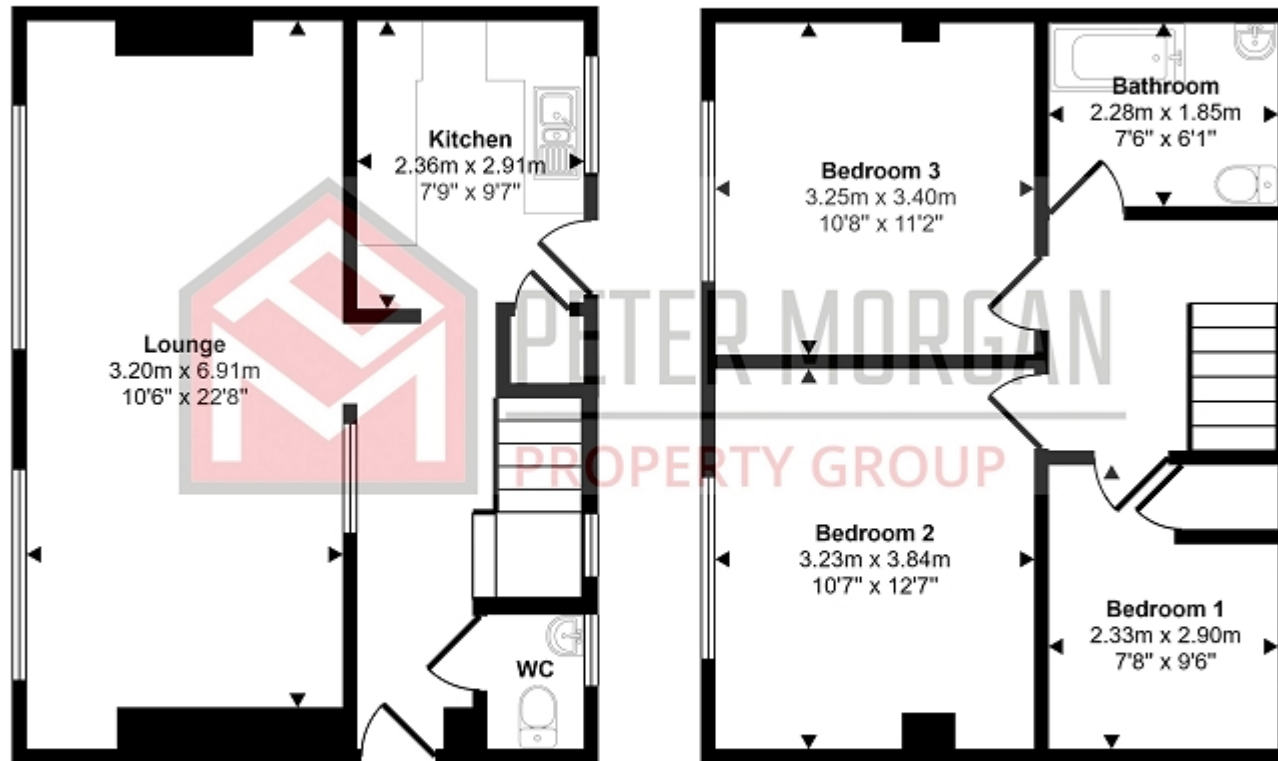
Freehold







Approx Gross Internal Area  
84 sq m / 903 sq ft



Ground Floor  
Approx 42 sq m / 450 sq ft

First Floor  
Approx 42 sq m / 453 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.

# 23 Willow Grove, Baglan, Port Talbot, West Glamorgan, SA12 8NY

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | 84        |
| (69-80) <b>C</b>                                   | 70                      |           |
| (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.

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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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