

THE GUILD
PROPERTY PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



 PETER MORGAN
PROPERTY GROUP

39 Pentyla Baglan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DR



PETER MORGAN

£235,000

Main Features

- NO ONWARDS CHAIN!
- Versatile Accommodation Over Four Storeys
- Freehold
- Four Bedrooms & Three Reception Rooms
- EPC - E
- Convenient Location
- Three Bathrooms
- Enclosed Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This property features a versatile layout that spans four storeys, providing living space for families or those in need of multiple rooms. The property boasts four bedrooms and three reception rooms, making it suitable for various accommodation configurations. The building is freehold and presents an ideal opportunity for potential buyers seeking a property with no onward chain. The enclosed rear garden presents an area for outdoor activities or leisure, although it may require some landscaping to reach its full potential.

Located close to many local amenities such as St Joseph's Comprehensive School, St Joseph's Primary School, Neath Port Talbot Hospital, Princess Royal Theatre, Port Talbot Town Centre, Bus/Train station, whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

Carpeted stairs to first floor and stairs to basement.
Doors to;

Lounge

uPVC window to front aspect, radiator and carpeted flooring.

Reception Room / Bedroom 2

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

BASEMENT

Hallway

Carpeted flooring, radiator, uPVC doors to access front and rear gardens.
Doors to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, built in hob with fan over, plumbing in place for washing machine, ceramic tile flooring, space for fridge.
Arch to;

Dining Room

uPVC French doors to access rear garden, radiator, carpeted flooring and cupboard housing a combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window, cushion flooring and radiator.

FIRST FLOOR

Landing

uPVC double glazed window, carpeted stairs to second floor and carpeted flooring.

Bedroom One

uPVC double glazed window, radiator and carpeted flooring.

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle.

Bedroom Four

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

Bedroom Five

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

SECOND FLOOR

Landing/Office

Carpeted flooring and radiator.

Doors to;

Shower Room

Comprising of a low level WC, pedestal wash hand basin and shower tray with shower over. Cushion flooring and radiator.

Bedroom Three

Two Velux windows, carpeted flooring, radiator and access to the loft above.

EXTERNALLY

Gardens

Gated access to paved pathway and steps down to door to access basement.

A tiered rear garden and patio area.

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

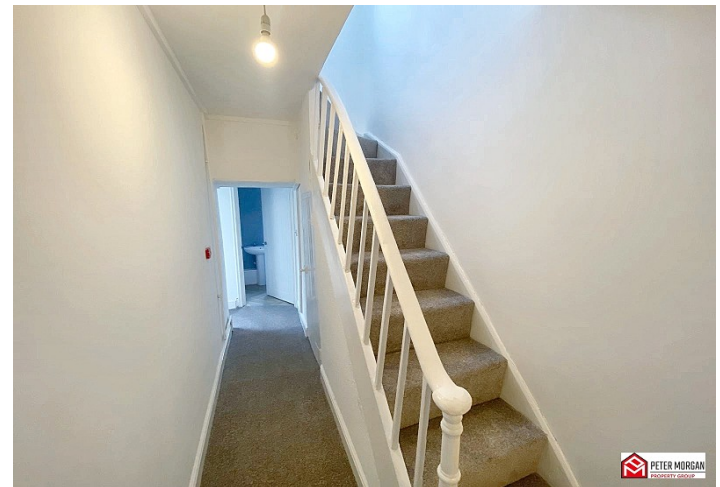
Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold



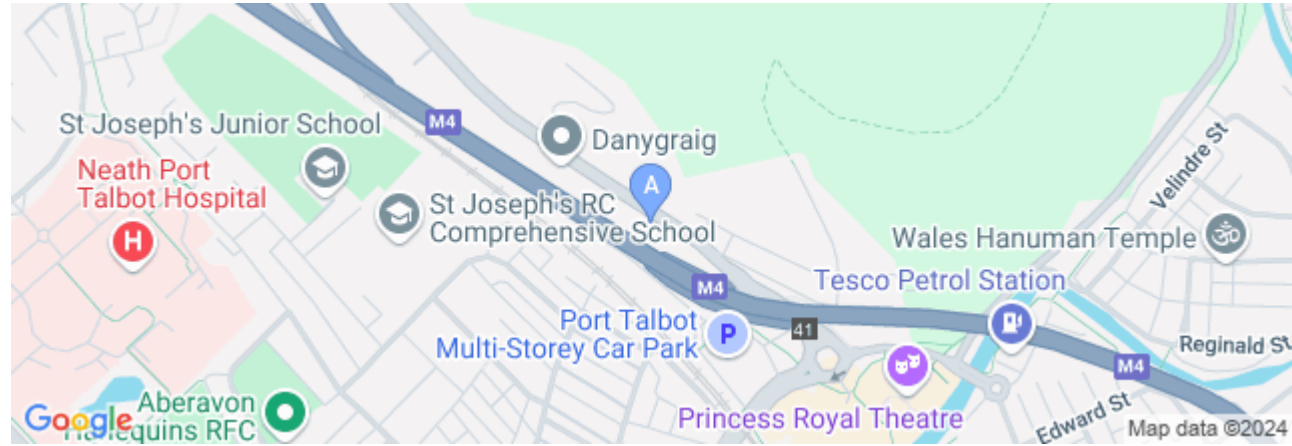




39 Pentyla Baglan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DR

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	54	
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

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

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

