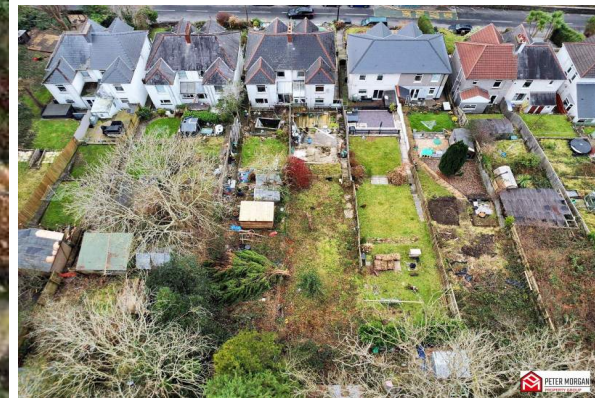


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**PETER MORGAN**  
PROPERTY GROUP

**102 Old Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8LL**



**PETER MORGAN**

**£190,000**



## Main Features

- No Onwards Chain!
- Traditional Semi-Detached Family Home
- Three Bedrooms
- Front Garden Boasting Mountain Views
- EPC - TBC
- Two Reception Rooms & Separate Lean-to
- Gas Central Heating
- Freehold
- WC To Ground Floor
- Need A Mortgage? We Can Help!

## General Information

This semi-detached traditional family home, situated in a village location boasting mountain views to the front. The property comprises of two reception rooms, kitchen, WC and lean-to to the ground floor, three bedrooms and a family bathroom to the first floor, also having a tiered rear garden. Please note there are steps which lead to the property which may not be suitable to all. 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.

## GROUND FLOOR

### Entrance Hallway

Tile effect vinyl flooring, radiator, stairs to first floor and under stairs separate WC.

### Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC window to rear aspect, gas hob with cooker hood, integrated oven, plumbing in place for washing machine, plumbing in place for dishwasher, space for fridge and freezer and part tiled walls.

### Dining Room

Radiator and vinyl flooring.  
Door to;

### Lean to

uPVC window to rear aspect, vinyl flooring, work tops with cupboard space and door to access rear.

### Lounge

uPVC Bay window to front aspect, radiator, carpeted flooring and feature fireplace with gas fire.

## FIRST FLOOR

### Landing

Carpeted flooring, stained glass window to side aspect and airing cupboard housing boiler serving domestic hot water and gas central.

### Bathroom

Comprising of a low level WC, wash hand basin and bath with shower over. uPVC Frosted double glazed window to front aspect, towel radiator, tile-effect vinyl flooring, part tiled walls and access to the loft above.

### Bedroom One

uPVC Bay window to front aspect, radiator and carpeted flooring.

### Bedroom Two

uPVC window to rear aspect, radiator and laminate flooring.

### Bedroom Three

uPVC window to rear aspect, radiator and laminate flooring.

## EXTERNALLY

### Gardens

Tiered front garden with with decking area boasting mountain views and steps leading to the property.

Enclosed tiered rear garden with mature shrubs and patio areas.

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

### Current council tax banding

B

### Current heating type

Combi

### Tenure (To be confirmed)

Freehold







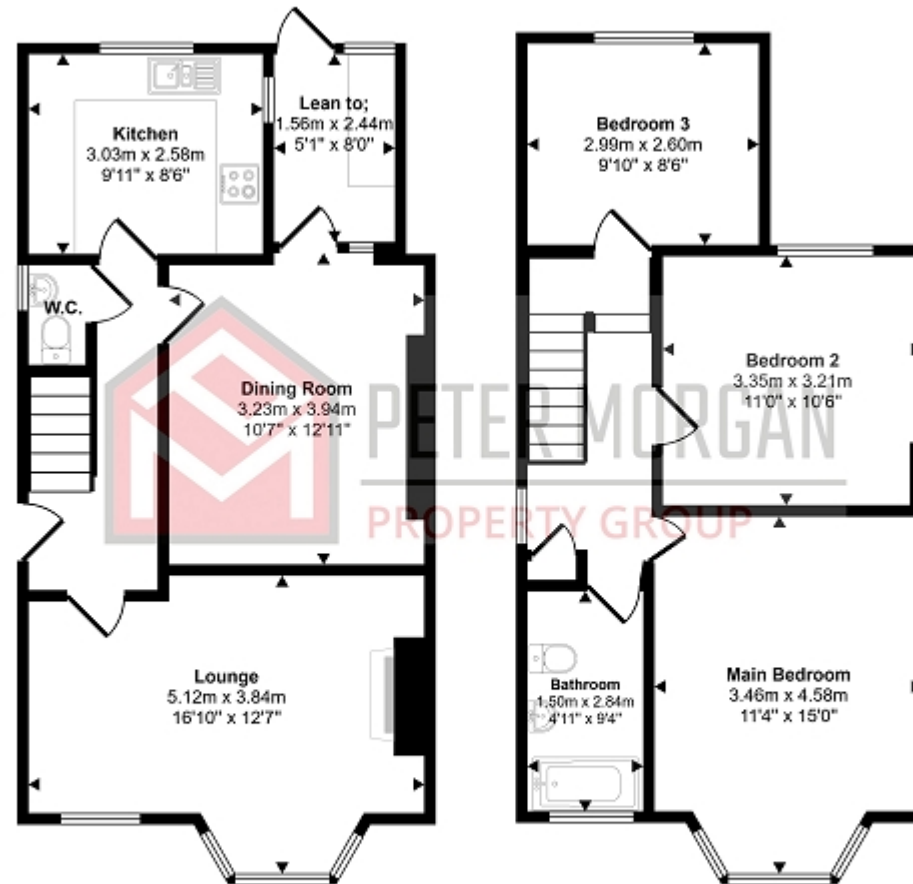








Approx Gross Internal Area  
97 sq m / 1039 sq ft




Ground Floor  
Approx 50 sq m / 542 sq ft

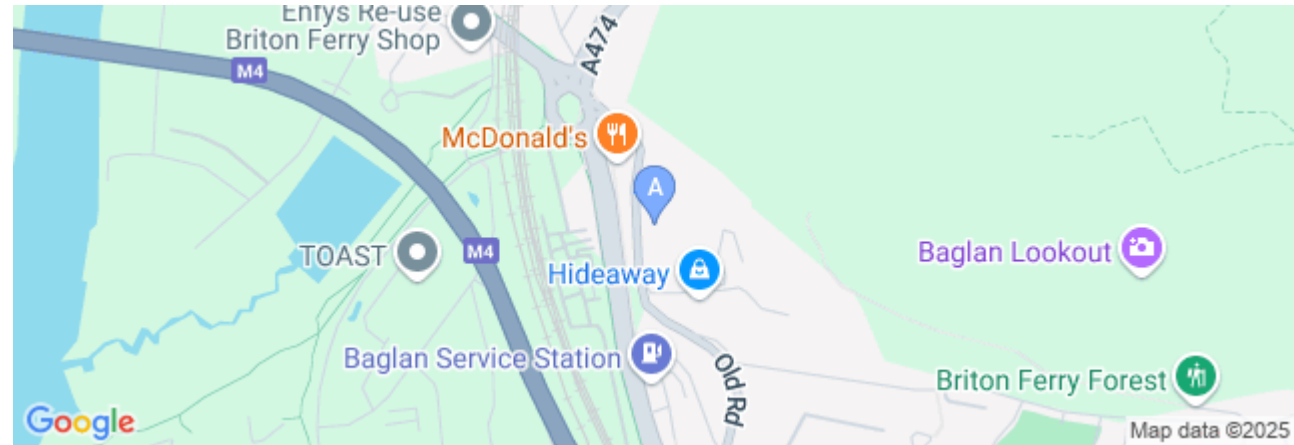
First Floor  
Approx 46 sq m / 497 sq ft

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.

# 102 Old Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8LL

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<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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