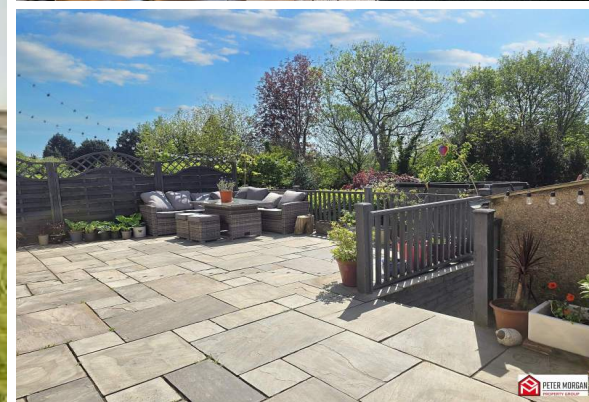


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**PETER MORGAN**

**43 Dinas Baglan Road, Baglan, Port Talbot, West Glamorgan, SA12 8DT**

**£275,000**

## **Main Features**

- Semi-Detached House
- Front & Rear Gardens
- Rear Access To Property With Off-Road Parking & Access To A Garage
- Cosy Lounge With Log Burner
- Modern Fitted Kitchen
- Second Reception Room With Bay Window Overlooking Garden
- Three Bedrooms
- EPC - D
- Renovated Throughout
- Need A Mortgage? We Can Help!

## **General Information**

This semi-detached house features three bedrooms and one family bathroom, ideal for a growing family. The property includes two reception rooms, providing ample space for relaxation and entertainment. The house is renovated throughout, showcasing modern finishes while maintaining a comfortable atmosphere.

The home is set on a well-maintained plot with front and rear gardens, enhancing its curb appeal. The exterior includes rear access to the property, allowing for off-road parking and access to a garage. This is particularly beneficial for those requiring convenient parking.

Situated close to many local amenities such as Bagle Brook Beefeater, Ysgol Gynradd Primary School, Baglan Parc, St Josephs Junior School, St Josephs Comprehensive School, Neath Port Talbot Hospital, a short drive to Aberavon Beach, Port Talbot town centre and easy access to the M4 corridor.

## **GROUND FLOOR**

### **Porch**

uPVC door to front, windows to front & side, interior window and door to hall, tiled flooring and wood panelling on walls.

### **Hall**

Window to side, radiator, parquet wooden flooring, staircase to first floor with storage cupboard underneath, feature wood panelling wall and doors to

### **Lounge**

Bay window to front, radiator, parquet wooden flooring, log burner with stone base & oak mantle piece and feature wood panelling wall.

### **Dining Room**

Bay window to rear, two radiators, parquet wooden flooring, fitted shelving in alcoves, decorative fireplace and feature wood panelling ceiling.

### **Kitchen**

Window to rear & side, patio door to side, radiator, tiled flooring, partially tiled walls, fitted with a range of wall & base units with work preparation surfaces over & tiled splashbacks, stainless steel sink & drainer with mixer tap, integrated dishwasher, built-in oven & microwave, integrated fridge / freezer and built in ceramic hob with cooker hood over.

## **FIRST FLOOR**

### **Landing**

Window to front, radiator, fitted carpet, loft access hatch, fitted storage cupboard and doors to;

### **Bedroom One**

Window to rear, radiator and wood-effect laminate flooring.

### **Bedroom Two**

Window to front, radiator and fitted carpet.



### Bedroom Three

Window to rear, radiator, wood-effect laminate flooring and a range of fitted storage cupboards.

### Bathroom

Frosted windows to side, radiator, tiled flooring, partially tiled walls, low level WC, wash basin part of vanity unit and bathtub with shower over and shower screen.

### EXTERNALLY

#### Gardens

Front - private road with pedestrian access to front of property via a path with lawned area to side with decorative stone border, range of mature trees, bushes & shrubbery and side access lane.

Rear - generous patio area with side access lane & steps leading down to further patio area with access to outbuilding containing an outside WC, storage area and further area with plumbing for washing machine, decorative stone area, lawned area, range of mature trees, bushes & shrubbery and rear access gate providing access to off road parking and garage.

### 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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** C

**Current heating type** Combi

**Tenure (To be confirmed)** Freehold



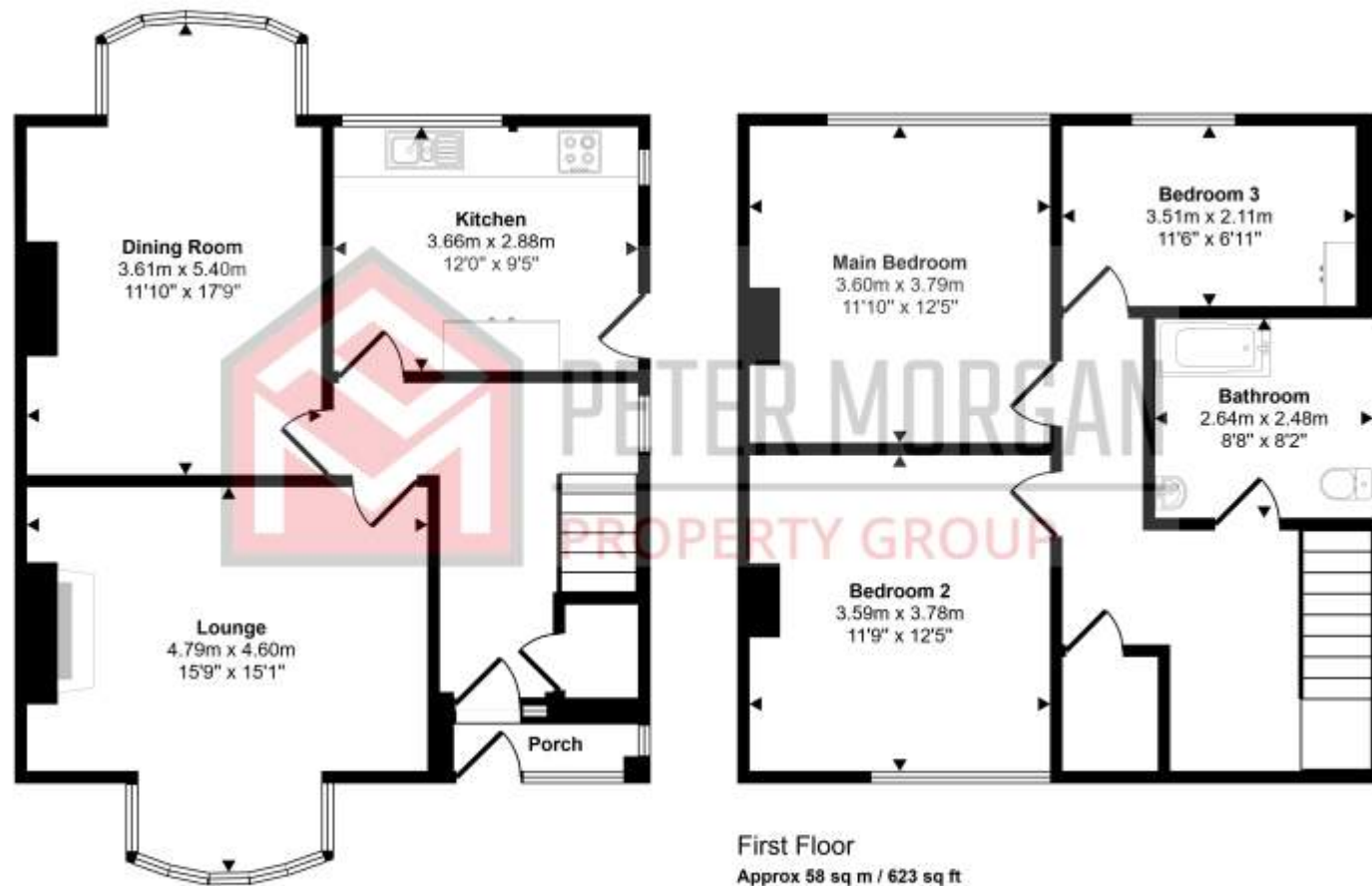








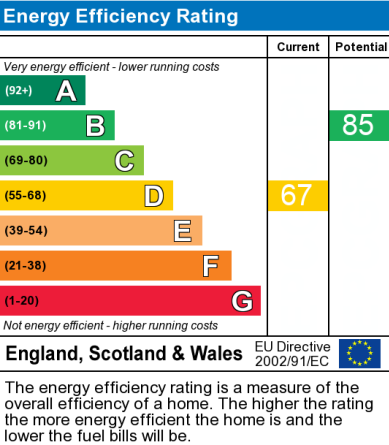
Approx Gross Internal Area  
119 sq m / 1286 sq ft



**Ground Floor**  
Approx 62 sq m / 663 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.

43 Dinas Baglan Road, Baglan, Port Talbot, West Glamorgan, SA12 8DT



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.

<p><b>Neath</b> Hub</p> <p>npt@petermorgan.net lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath</b> Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p><b>Bridgend</b> Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p><b>Talbot Green</b> Hub</p> <p>talbotgreen@petermorgan.net lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p><b>Carmarthen</b> Hub</p> <p>carmarthen@petermorgan.net lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p><b>Cardiff</b> Hub</p> <p>cardiff@petermorgan.net lettingscd@petermorgan.net</p> <p>144 Crwys Road, Cathays Cardiff CF24 4NP</p>
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# PETER MORGAN

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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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