

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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Three Arches, 12A Dinas Baglan Road, Baglan, Port Talbot, SA12 8AE

£500,000



PETER MORGAN

Main Features

- Detached Family Home
- Versatile Accommodation Over Four Floors
- Ample Off Road Parking
- Freehold
- Five Bedrooms
- EPC - D / Council Tax - G
- Family Kitchen & Kitchenette
- Boasting Mountain views and Beautiful views over Swansea Bay
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Welcome to this detached family home, offering a flexible living experience across four floors. The property features five bedrooms and two bathrooms, making it an ideal residence for family life. It boasts three reception rooms, providing ample space for relaxation and entertainment. The property includes a family kitchen. The rooms are designed to be versatile, allowing for various uses, whether for family needs or personal preferences. Natural light floods the living spaces, creating a bright and airy atmosphere.

The exterior of the property features substantial off-road parking, allowing for multiple vehicles. The layout of the premises includes a large paved driveway that leads up to the house, enhancing accessibility. The garden area is well-maintained lawns and hedges, contributing to an inviting outdoor environment. The elevated location provides lovely views of the surrounding areas.

One of the highlights of this home includes its prime location, situated close to well-regarded educational institutions. St Joseph's Comprehensive School, St Joseph's Junior School, Bae Baglan and Bro Dur are all nearby, making this property ideal for families with children. Also close to many local amenities and easy access to the M4 corridor.

LOWER GROUND FLOOR.

Reception

Double patio doors & windows to front, radiator, fitted carpet, a range of base units with work tops over. A stainless steel sink & drainer unit with mixer tap, space for fridge / freezer, fitted storage cupboard under stairs and door to:

Bedroom Five

Double glazed patio doors and windows to front aspect, radiator and carpeted flooring. Alternatively this room could be used as a further reception room.

GROUND FLOOR

Utility Room

Matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, radiator and a gas boiler serving domestic hot water and gas central heating.

Shower Room

Comprising of a low level WC, vanity wash hand basin and corner shower cubicle. uPVC double glazed window to rear aspect, heated towel rail, laminate flooring and tiled walls.

Kitchen / Dining Area

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, cooking range with 6-ring ceramic hob & cooker hood over, space for free standing fridge freezer. radiator and French doors to access the rear garden.

Reception

uPVC double glazed doors to front balcony with panoramic views, carpeted flooring and a radiator.

Lounge

uPVC double glazed doors, access to front balcony with panoramic views, carpeted flooring, radiator and feature fireplace with electric fire.

FIRST FLOOR

Landing

Double glazed window to side aspect, radiator, carpeted flooring, access to loft above and storage cupboard housing a water tank.

Doors to;

Bedroom One

uPVC double glazed window to front aspect boasting panoramic views, radiator, carpeted flooring and range of fitted wardrobes.

Bedroom Two

uPVC double glazed window to the front aspect boasting panoramic views, radiator, carpeted flooring and a range of fitted wardrobes.

Bedroom Three

uPVC double glazed window to rear aspect with mountain views, radiator, carpeted flooring and fitted wardrobe.

Bathroom

Comprising of a low level WC, dual vanity wash basins, shower cubicle, bathtub and bidet. Frosted double glazed window to rear aspect, radiator and heated towel rail and carpeted flooring.

Bedroom Four

uPVC double glazed window to rear aspect with mountain views, radiator, carpeted flooring and fitted wardrobe.

SECOND FLOOR

Loft Room

Skylight to front & rear, fitted carpet electric storage heater and a range of fitted storage cupboards in eaves.

EXTERNALLY

Gardens

Private gated driveway with electric controlled gates, a courtyard to front providing ample off-road parking, outside power supply, access to lower ground floor and a built-in storage cupboard, steps up to side door and walkway around property with a fob controlled awning that erects over the front of the property.

Generously-Sized Rear Garden with patio area, outside taps, steps up to second patio area, lawned area, further patio area with summerhouse and further lawned area with panoramic views over Port Talbot and Swansea Bay with sea views. A range of mature trees, bushes and shrubbery backing onto the mountain.

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 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

G

Current heating type

Gas

Tenure (To be confirmed)

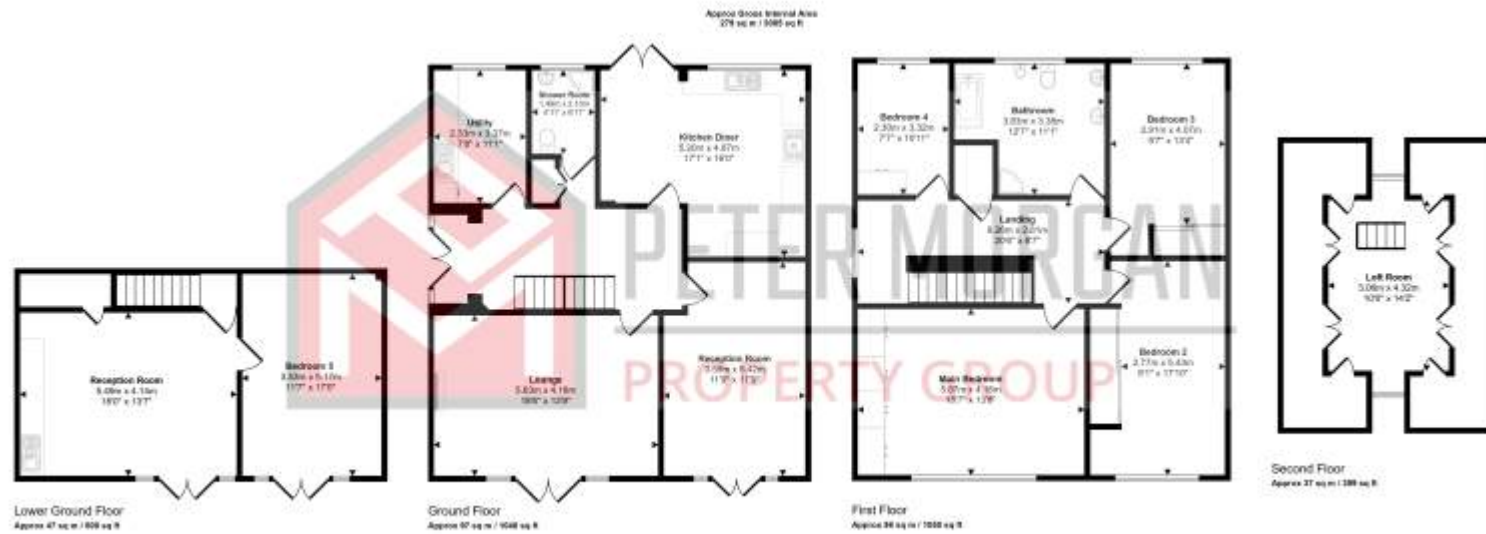
Freehold










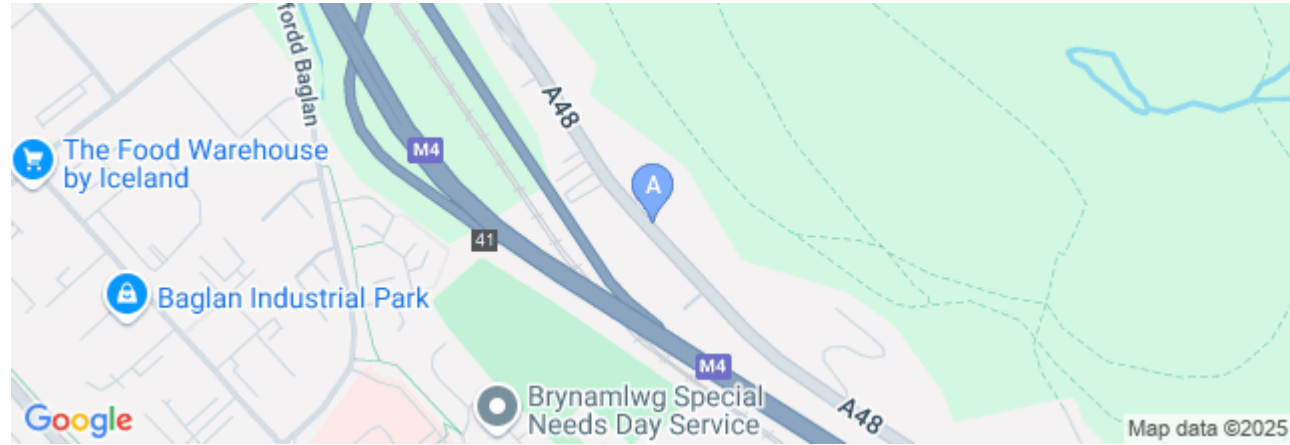


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omissions or any other items of this nature. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omissions or any other items of this nature. Measure with a laser measure 500.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(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.

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