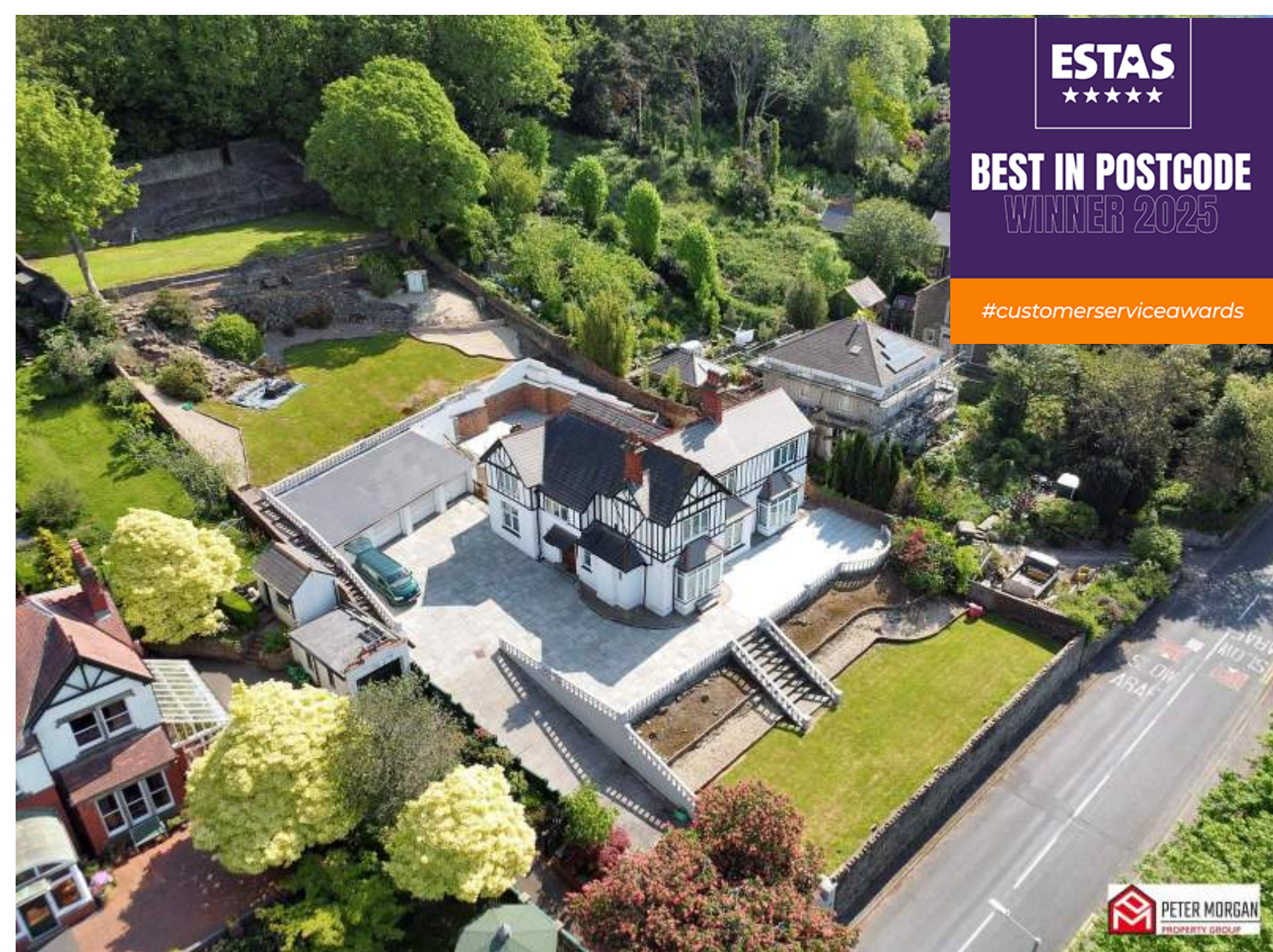


**ESTAS**  
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**BEST IN POSTCODE  
WINNER 2025**

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**28 Dinas Baglan Road, Baglan, Port Talbot, Neath Port Talbot, SA12 8AE**

**£850,000**

**PETER MORGAN EXCLUSIVE**



## **Main Features**

- Impressive Detached Property
- Tiered Grounds Boasting Panoramic Views Over Swansea Bay
- Five Bedrooms, Five Reception Rooms & Three Bathrooms
- Games Room, Bar & Sauna
- Ample Off Road Parking & Two Garages
- Original Features Throughout
- Gas Central Heating
- EPC - TBC / Council Tax Band - H
- Grand Staircase With Gallery Landing
- Need A Mortgage? We Can Help!

## **General Information**

This impressive detached house features a traditionally designed exterior with striking architectural details. The property includes five bedrooms and three bathrooms, providing ample space for family living. The interior is complemented by original features throughout, showcasing the character of the home. The house boasts a grand staircase with a gallery landing, enhancing its architectural appeal.

The property is set on tiered grounds that offer panoramic views over Swansea Bay. The expansive lawn area is well-maintained, ideal for outdoor activities or entertaining. This home includes ample off-road parking and two garages, ensuring convenience for residents and guests alike. The surrounding landscape adds to the home's charm, providing a tranquil environment.

Residents can benefit from a dedicated games room, bar, and sauna, creating an inviting atmosphere for leisure activities. These features enhance the family entertainment options within the property, making it a multifaceted space for relaxation and socializing.

Conveniently located, the property is in proximity to essential amenities, including St Joseph's Junior School. This nearby educational institution makes the location suitable for families with children. The combination of scenic views, spacious interiors, and nearby facilities makes this property a significant opportunity for potential buyers.

This is a rare opportunity to acquire a property that truly has it all – space, style, and stunning scenery. Early viewing is highly recommended to fully appreciate everything this exceptional home has to offer.

## **GROUND FLOOR**

### **Entrance Porch**

Window to side aspect and laminate flooring.  
Doors to;

### **W.C.**

Low level WC and wash hand basin.

### **Entrance Hallway**

Laminate flooring, radiator and stairs to first floor.  
Doors to;

### **Dining Room**

uPVC triple glazed window to side aspect, laminate flooring and radiator.

### **Utility Area**

Shelving and storage space.  
Leading to;

### **Utility Room**

uPVC window to rear aspect, space and plumbing for free standing fridge freezer and combi boiler serving domestic hot water and gas central heating.

### **Dining Room**

uPVC window to side aspect, tile effect vinyl flooring and radiator.

## **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC window to side and rear aspects, space and plumbing in place for free standing American fridge freezer, space for gas cooker, glass splash back. tile effect flooring and cladded walls. uPVC door to access rear.

## **Lounge**

Dual stained glass window to side aspect, uPVC triple glazed windows to front aspect, feature log burner, two reception rooms and wooden flooring. French doors to access front garden.

## **Second Lounge**

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

## **Games Room**

uPVC Bay window to front aspect, French doors to access front garden, radiator, carpeted flooring and bar.

## **FIRST FLOOR**

### **Gallery Landing**

uPVC stained glass window to front aspect, radiator and carpeted flooring. Door to;

### **Main Bedroom**

uPVC window to front aspect, radiator, carpeted flooring and fitted wardrobes.

### **Bedroom Three**

uPVC window to front aspect, radiator, carpeted flooring and fitted wardrobes with hidden door to;

## **Landing**

Access to;

## **Bathroom**

Low level WC, wash hand basin and jacuzzi bath with shower over. uPVC stained glass window, radiator and cladded walls.

## **Bedroom Two**

uPVC window to front aspect, radiator, carpeted flooring, fitted wardrobes and access to loft above.

## **Bedroom Five**

uPVC window to side aspect, radiator, carpeted flooring and fitted wardrobes.

## **Bedroom Four**

uPVC window to front aspect, radiator, carpeted flooring and fitted wardrobes.

## **Bathroom**

Dual wash hand basins and low level WC. Through to separate area with free standing roll top bath and corner shower cubicle. Steps down to Jacuzzi bath and sauna.

## **Loft**

Board loft areas and pull down ladder.

## **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](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** H

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold









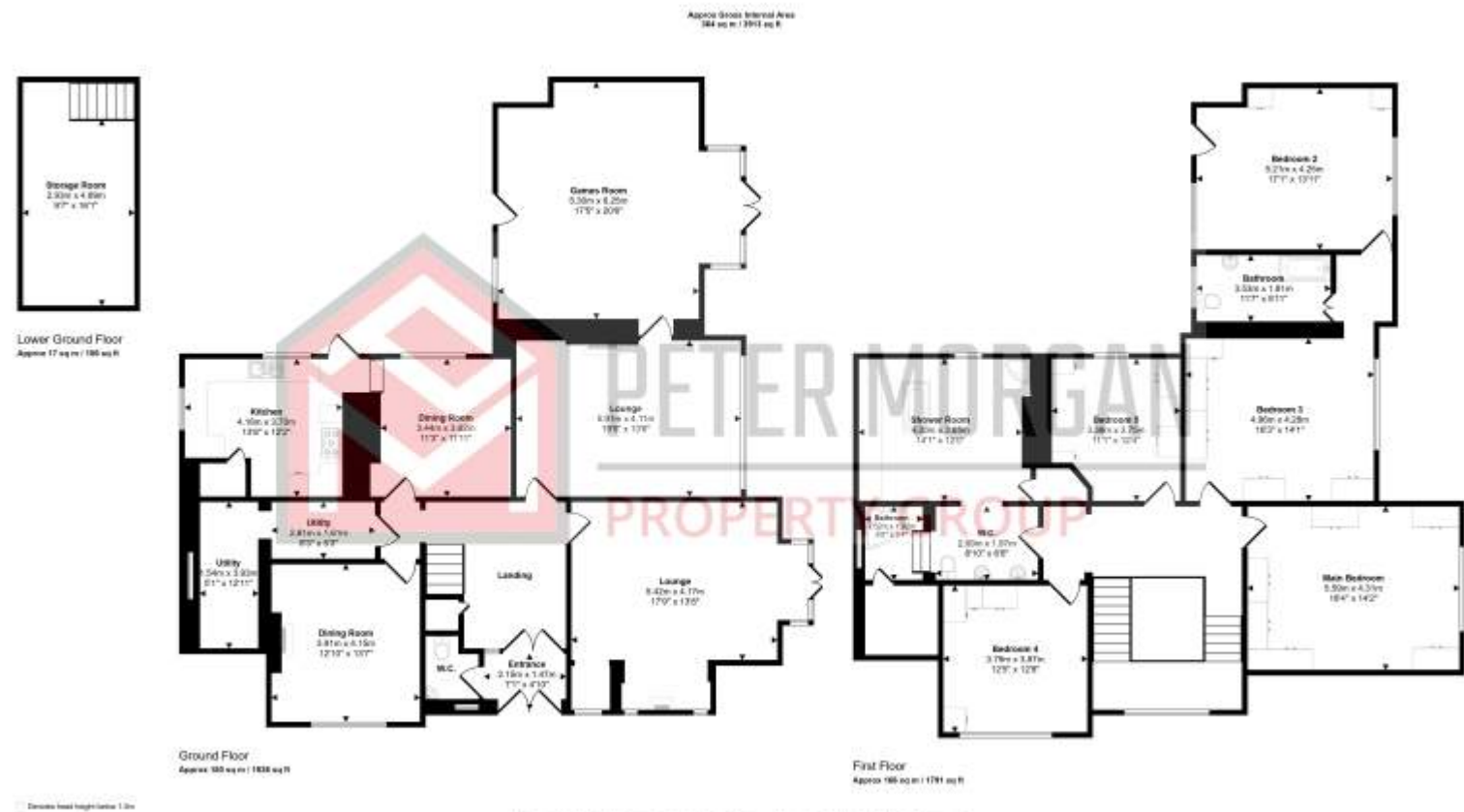












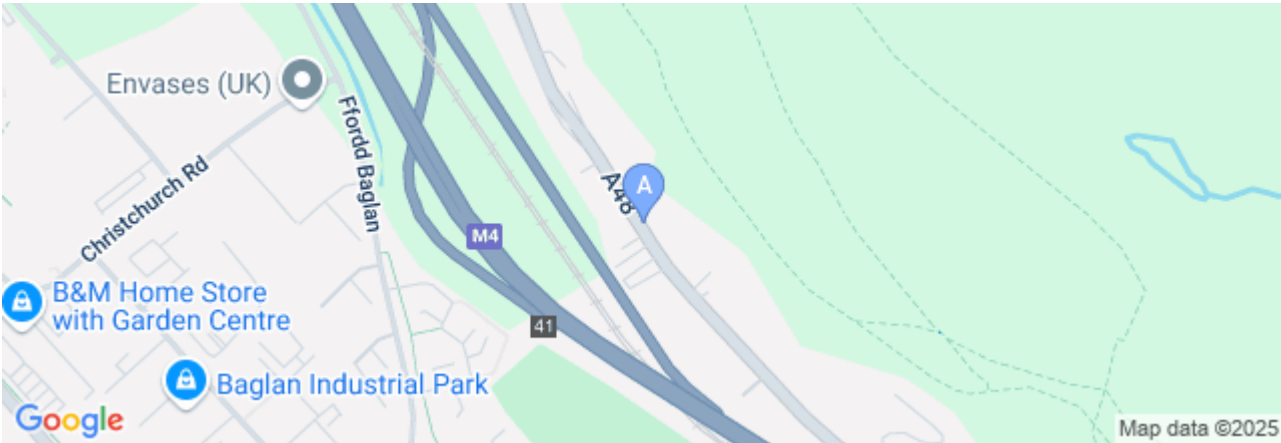
This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, floors, ceilings, and any items are approximate and no responsibility is taken for any errors, omissions or misstatements. Items of value such as bathroom fixtures and fittings should only be taken on the day of completion. Made with Matter Survey 360.



28 Dinas Baglan Road, Baglan, Port Talbot, Neath Port Talbot, SA12 8AE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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  
Hub  
sales@petermorgan.net  
lettings@petermorgan.net  
33-35 Windsor Road,  
West Glamorgan  
SA11 1NB

Neath  
Financial Services  
team@pmfinancial.net  
The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW



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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.

**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

