

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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The Telegraph



19 Maes Ty Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8UW



£200,000

Main Features

- Three bedroom semi-detached house
- Front and Rear Garden
- Rear single garage
- Conservatory
- Freehold
- Wonderful surrounding views
- Council Tax Band - C
- EPC - TBC
- Need A Mortgage? We Can Help!

General Information

An amazing opportunity to purchase this freehold, semi-detached property located in a popular area of Baglan, with easy access to the A465 and M4 corridor. The property itself benefits from a lounge, conservatory a large family kitchen and w.c to the ground floor and three double bedrooms and a family shower room to the first floor, also benefiting from a rear garage with rear access and front and rear gardens.

Baglan is well served with local schools and shops. There is good road access to the M4 corridor. Conveniently located close to Neath Town Center and Port Talbot Town Center, Baglan RFC, Ysgol Gynradd Baglan Primary School and a short drive to Aberavon Beach.

GROUND FLOOR

Porch

Extension porch entrance comprising of tile flooring, original wall brick work. Upvc window to front and side. Composite front entrance door with aluminium hallway entrance door.

Hallway

Carpet flooring, wall mounted radiator. Central ceiling light fitting, wall lighting. Cupboard containing under stair storage. Carpeted staircase leading to first floor. Doorways leading to multiple rooms,

W.C.

Comprising of a white suite including a wash hand basin with vanity unit and a low level WC. A frosted glazed aluminium window. Half tiled walls and tile flooring.

Lounge

(10' 11" x 22' 1") or (3.34m x 6.74m)

Reception room One. Upvc double glazed window to the front aspect, carpet flooring. Under sill and side wall radiators. Coving. Two symmetrical ceiling light fittings. Main wall electric fireplace with marble effect hearth. Part Wood Part Glass panel door leading to kitchen. Upvc french doors with floor to ceiling window panels leading to

Conservatory

(9' 1" x 9' 9") or (2.77m x 2.98m)

Tile flooring. Perspex roofing. Upvc windows looking out to rear garden with Upvc doors giving rear access.

Kitchen

(9' 9" x 17' 11") or (2.97m x 5.47m)

Fitted kitchen with a range of base and wall units in white high gloss with chrome fittings, complimentary work surface, stainless steel sink and drainer unit, integrated electric hob, integrated electric oven and grill, splashback tiling, ceramic tiling to the floor, space for fridge/freezer, plumbed for automatic washing machine, space for tumble dryer or dishwasher, ample space for table and chairs, coved and plastered ceiling, central ceiling light fitting, two uPVC windows one to the side and one to the rear with open aspect views to the rear, uPVC fully obscured glazed door leading to rear garden.

FIRST FLOOR

Landing

Wooden handrail, Upvc window facing the rear aspect. Carpet Staircase.

Landing Two

Wooden balustrade, ceiling light fitment. Carpet flooring. Doorways leading off to multiple rooms.

Master Bedroom

(10' 11" x 10' 10") or (3.33m x 3.31m)

Comprising of uPVC Double glazing to the front aspect. Wall mounted under sill radiator. Central ceiling light fitting. Carpet flooring.

Bedroom Two (Rear)

(9' 0" x 10' 2") or (2.74m x 3.11m)

uPVC Double glazing to the rear aspect. Wall mounted under sill radiator. Central ceiling light fitting. Fitted wardrobes. Carpet flooring.

Bedroom Three (Rear)

(10' 2" x 7' 9") or (3.09m x 2.36m)

uPVC double glazing to the rear aspect. Wall mounted under sill radiator. Central ceiling light fitting. Carpet flooring. Cupboard containing storage and water tank.

Family Shower Room

(9' 1" x 4' 5") or (2.78m x 1.35m)

Comprising of a white suite including a corner shower cubicle, wash hand basin and a low level WC. A frosted uPVC double glazed window to the front, part tiled walls and laminate flooring.

EXTERIOR

Front Garden

A wonderful front garden benefiting from the surrounding picturesque views. comprising of entrance way steps leading to sectioned graveled areas and pathway leading to property.

Side Entrance

Paved patio area with gate entrance leading to rear of the property.

Rear Garden

Comprising steps leading to sectioned graveled areas and pathway leading to garage and rear access.

Garage

Garage with Upvc windows and secured door, benefiting from power, and rear access.

INFORMATION

EPC Rating

TBC

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at pmfinancial@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains drainage, mains gas

Current council tax banding C

Current heating type Gas Tank

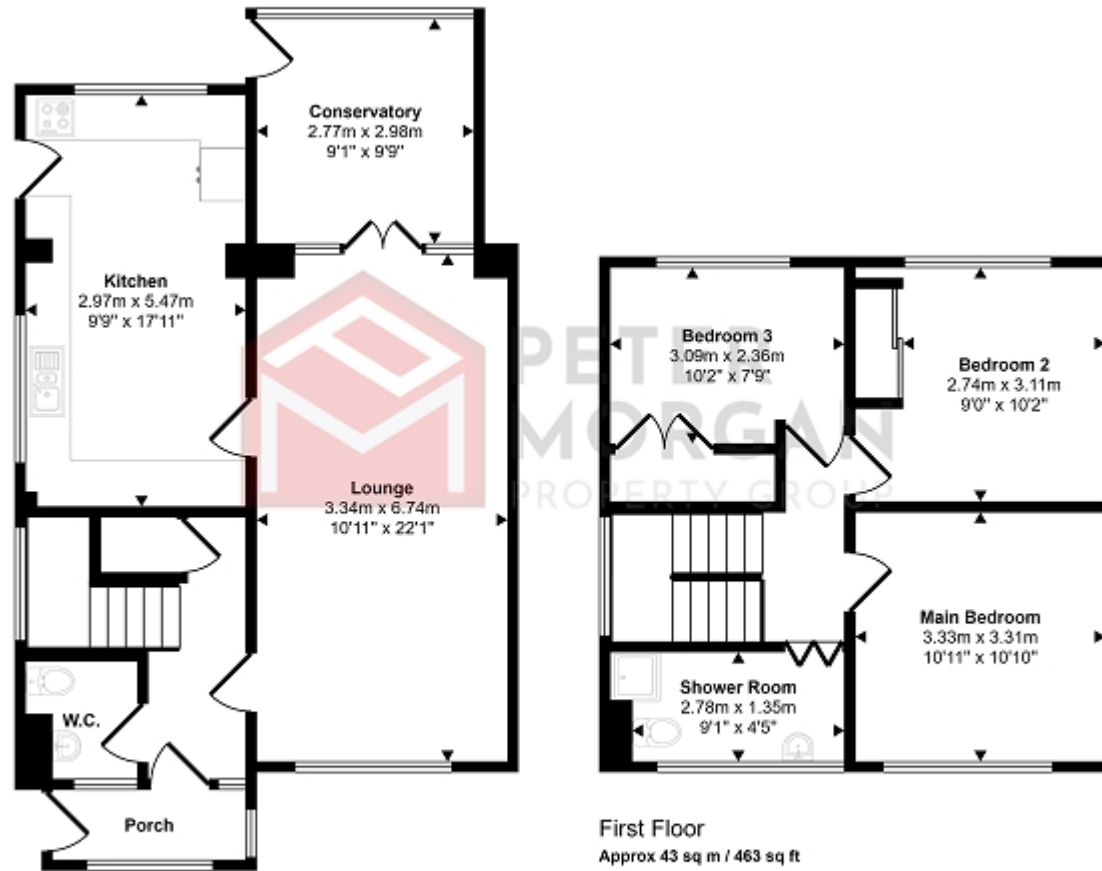
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
104 sq m / 1121 sq ft



Ground Floor
Approx 61 sq m / 658 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.

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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	
(55-68)	D	
(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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