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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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



PETER MORGAN

£160,000

Main Features

- Freehold
- Semi-Detached
- Three Bedrooms
- South-Facing Rear Garden
- Detached Garage
- Conservatory
- Rear and Front Access
- EPC C
- Council Tax C
- Need A Mortgage? We Can Help!

General Information

This three-bed semi detached property situated in a popular location in Baglan comprises of a lounge/diner, cloakroom, kitchen and conservatory to the ground floor and three bedrooms with a bathroom to the first floor. Garden to front with mature shrubs and patio area to rear with detached garage. The property is close to local schools, shops and other amenities with easy access to M4.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Hall

Radiator. Carpet. Stairs with under-stairs cupboard.

Cloakroom

uPVC double glazed window. Wall cladding. Radiator. Vanity wash hand basin and WC. Ceramic tiled floor.

Lounge / Diner

(21' 5" x 10' 11") or (6.53m x 3.32m)

uPVC double glazed window to front. uPVC double glazed patio door to conservatory. Two radiators. Carpet.

Kitchen

(9' 11" x 10' 0") or (3.01m x 3.06m)

Coving. uPVC double glazed window and door. Appointed with a range of matching base and wall units with stainless steel sink, built-in oven and hob with extractor hood. Fully tiled walls. Plumbing for washing machine. Dishwasher. Wall mounted combi-boiler serving domestic hot water and gas central heating.

Porch

uPVC double glazed porch at side with doors to front and rear.

Conservatory

(9' 2" x 8' 4") or (2.79m x 2.55m)

uPVC double glazed patio door to patio area. uPVC double glazed door to side.

FIRST FLOOR

Landing

uPVC double glazed window to side. Access to loft. Carpet.

Bedroom One (Front)

(10' 10" x 11' 1") or (3.29m x 3.37m)

uPVC double glazed window. Radiator. Carpet.

Bedroom Two (Rear)

(10' 10" x 10' 1") or (3.30m x 3.07m)

uPVC double glazed window. Radiator. Carpet. Fitted wardrobe.

Bedroom Three (Rear)

(10' 0" x 7' 5") or (3.06m x 2.26m)

uPVC double glazed window. Radiator. Airing cupboard. Shelving. Carpet.

Bathroom

(9' 11" x 4' 10") or (3.02m x 1.47m)

Comprising of pedestal hand wash basin, low level WC, panelled bath and separate shower cubicle with electric shower. uPVC double glazed window. Fully tiled walls. Heated towel rail. Cushioned flooring.

EXTERNALLY

To Front

Steps dividing garden to lawn with mature shrubs.

To Rear

Patio area off conservatory. Path to rear access and detached garage. Lawn area with mature trees and shrubs. Greenhouse.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)

Current council tax banding C

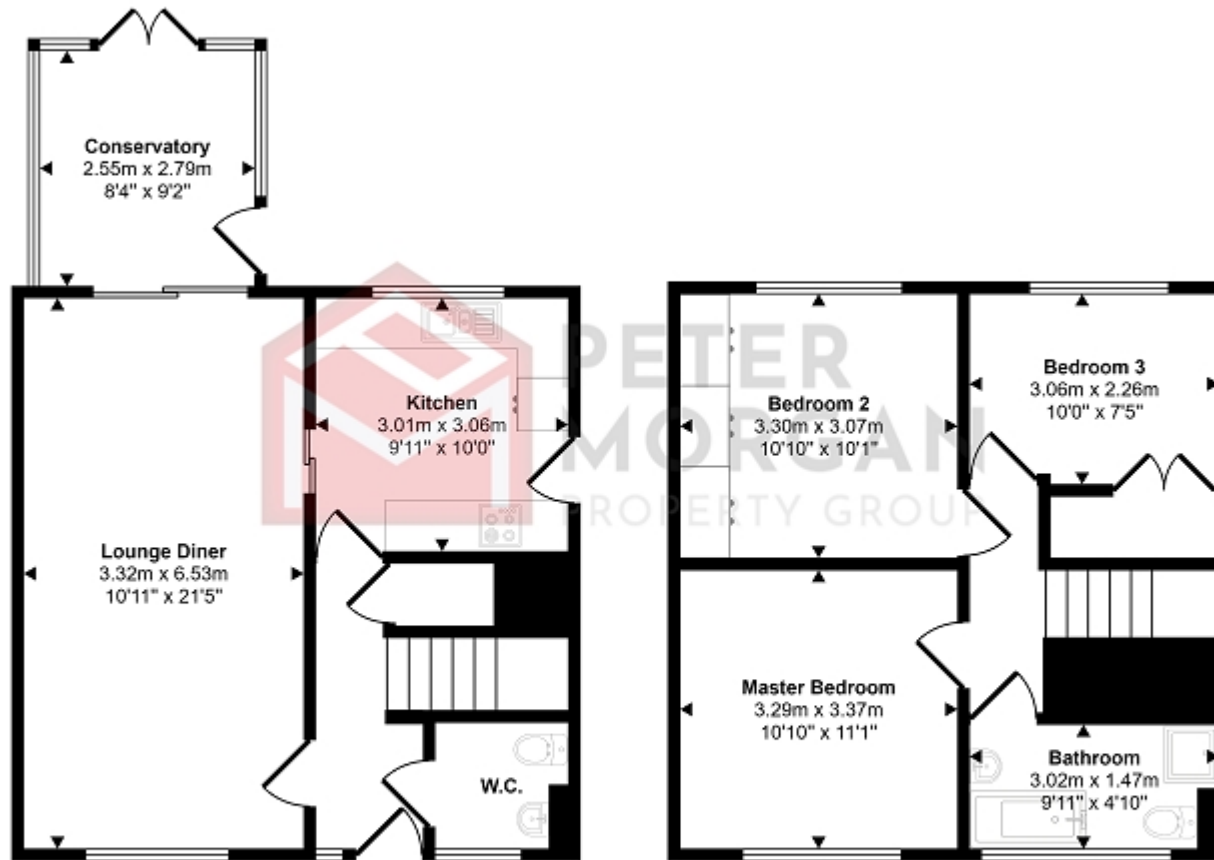
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
93 sq m / 997 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft

First Floor
Approx 43 sq m / 460 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	70	
(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 ?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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