



'Tyr Halen Cottage' Tyr Halen Row, Baglan, Port Talbot, Neath Port Talbot. SA12 8BL



£329,000

Main Features

- Detached
- Four Bedrooms
- Three Reception Rooms
- uPVC Double Glazing
- Gas Heating
- Family Bathroom
- Two En-Suites
- Detached Garage
- Ample Off Road Parking Through Electric Gate
- Gym / Summer House

General Information

Situated in an ever popular location in Baglan this original detached cottage has been tastefully extended into a four bedrooms property offering spacious accommodation throughout and has the benefit of uPVC double glazing, gas heating, fitted kitchen, two en-suites to bedrooms, separate bathroom to the first floor and disabled shower room to the ground floor. There is a large courtyard via electric doors which leads to a detached garage with accompanying gym/summer house. Properties of this quality rarely appear on the market for long so early viewing is recommended.

GROUND FLOOR

Through uPVC double glazed door to.

Entrance Porch

uPVC double glazed window. Radiator. Cushion flooring. Through uPVC double glazed door with matching panel to.

Lounge

(14' 4" x 6' 11") or (4.37m x 2.12m)

Beamed ceiling. Original cottage stairs to first floor. Radiator. Carpet.

Sun Room

(30' 0" x 6' 6") or (9.14m x 1.97m)

Open to lounge and kitchen. Three uPVC double glazed windows. uPVC double glazed patio door to rear. Two radiators. Ceramic tiled floor.

Kitchen

(9' 9" x 11' 11") or (2.97m x 3.64m)

Beamed ceiling. Inset lighting. Sink unit incorporated in base unit with matching range of base and wall units. Built in oven, combination oven and hot plate below, separate hob. Integrated dishwasher. Ceramic tiled floor.

Inner Hall

Coving. Cupboard housing combination boiler serving domestic hot water and central heating. Plumbed for washing machine. Laminate flooring.

Shower Room

Disabled shower room. Inset lighting. uPVC double glazed window. Extractor fan. Cladded walls. Low level W.C. Wash hand basin. Shower area. Radiator. Non slip flooring.

Sitting Room

(18' 6" x 14' 6") or (5.64m x 4.41m)

Coving. Inset lighting. Two uPVC double glazed windows. uPVC double glazed door. Radiator. Laminate flooring.

Study

(9' 8" x 6' 3") or (2.95m x 1.91m)

Coving. uPVC double glazed window. Radiator. Laminate flooring.

FIRST FLOOR

Landing

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

Bedroom Two (Side)

(11' 4" x 8' 6") or (3.46m x 2.58m)

Two uPVC double glazed windows. Radiator. Carpet.

Bathroom

uPVC double glazed window. Cladded walls. Vanity wash hand basin low level W.C. with cupboard and mirror. Extractor fan. Panelled bath with mixer tap. Radiator. Cushion flooring.

Landing Two

uPVC double glazed window. Mirror. Radiator. Carpet. Leading to.

Bedroom Three (Rear)

(10' 0" x 8' 4") or (3.06m x 2.53m)

Velux window. Radiator. Carpet.

Bedroom Four (Rear)

(9' 5" x 9' 2") or (2.86m x 2.79m)

Coving. uPVC double glazed window. Built in wardrobe. Radiator. Carpet.

En Suite

Coving. Extractor fan. uPVC double glazed window. Fully tiled wall to corner shower. Low level W.C. Vanity wash hand basin with mirror. Heated towel rail. Ceramic tiled floor.

Bedroom One (Rear)

(12' 10" x 14' 6") or (3.90m x 4.43m)

Coving. uPVC double glazed patio door leading to balcony. Walk in wardrobe with radiator. Radiator. Carpet.

En Suite

Inset lighting. Access to loft. Extractor fan. Fully tiled walls. Corner shower cubicle. Low level W.C. Vanity wash hand basin. Mirror. Heated towel rail. Ceramic tiled floor.

EXTERNALLY

To Rear

Large pavioered courtyard enclosed by walls throughout with ample parking for a large family. There is a patio area outside the sun room with apple tree. The detached building at the side house a large garage with electric roller door housing wall mounted boiler serving domestic hot water and central heating; and has an accompanying

Gym/Summer Room 6.14m x 5.06m

Including a shower room which has a uPVC double glazed window and radiator.

There are sliding patio doors to the front of gym leading out to the courtyard and also a separate door at side for access.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding E

Current heating type Gas


Tenure (To be confirmed) Freehold







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	62	
(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 £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 Head Office

neath@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgend@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

maesteg@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Port Talbot

porttalbot@petermorgan.net

49 Station Road
Mid Glamorgan
SA13 1NW



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Port Talbot Branch
49 Station Road, Port Talbot. SA13 1NW
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