

3 Springfield Terrace, Baglan, Port Talbot, Neath Port Talbot. SA12 8HN

£100,000

Main Features

- No Onward Chain!
- Off Road Parking
- Modern Kitchen & Bathroom
- Gas Fired Combi Boiler
- uPVC Double Glazing
- Need a Mortgage? We Can Help!

General Information

We have to offer for sale this freehold end of terrace house located in the village of Baglan. The property benefits from three bedrooms, off road parking, gardens to the front and rear, gas fired combi boiler and uPVC double glazing throughout. Modern fitted kitchen and bathroom, this property is an ideal first time buy or investment opportunity.
Viewing recommended.

GROUND FLOOR

Hallway

Enter via uPVC front door, radiator, laminate flooring, access to the kitchen, and carpeted stairs to the first floor.

Lounge

(14' 9" x 23' 0") or (4.50m x 7.0m)
uPVC double glazed window to the front and rear, laminate flooring and two radiators.

Kitchen

Appointed with a range of matching wall units and base units with wood effect worktops over with inset composite black sink with mixer tap, integrated fridge freezer, space for Range cooker, an Elica extractor fan. A heated chrome towel rail, plumbing in place for an automatic washing machine, uPVC double glazed window and uPVC door to access the rear garden, cushioned flooring and part tiled walls.

A gas fired combi boiler serving domestic hot water and central heating.

FIRST FLOOR

Landing

With carpeted flooring and access to the loft above.

Bedroom Three

(8' 2" x 9' 0") or (2.50m x 2.75m)
uPVC double glazed window, laminate flooring and radiator.

Bedroom One

(9' 10" x 12' 4") or (3.0m x 3.75m)
uPVC double glazed window, laminate flooring and radiator.

Bedroom Two

(9' 0" x 10' 8") or (2.75m x 3.25m)
uPVC double glazed window, laminate flooring and radiator.

Bathroom

Comprising of a modern bathroom suite with a free standing bath tub with shower tap, wash hand basin and a low level WC. A frosted uPVC double glazed window and inset ceiling lighting.

EXTERNALLY

Gardens

With off road parking to the front aspect for two vehicles and Astroturf siting area.

A tiered garden with steps. Access is only via steps.

Mortgage Advice

For a free no obligation mortgage review, please contact our Neath branch on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Viewings

Strictly By Appointment Only

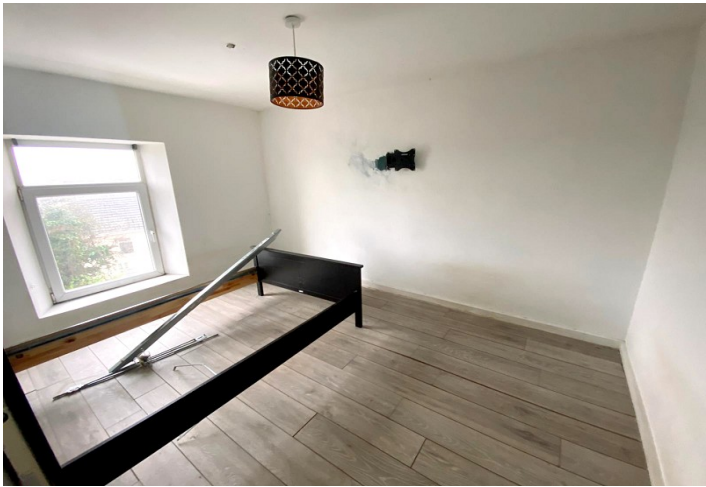
Utilities

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

Current council tax banding B


Current heating type Gas

Tenure (To be confirmed) Freehold





3 Springfield Terrace, Baglan, Port Talbot, Neath Port Talbot. SA12 8HN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(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 Lettings	Neath Financial Services	Bridgend	Maesteg	Port Talbot
neath@petermorgan.net	lettings@petermorgan.net	financial@petermorgan.net	bridgend@petermorgan.net	maesteg@petermorgan.net	porttalbot@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	16 Dunraven Place, Mid Glamorgan CF31 1JD	135 Commercial St, Mid Glamorgan CF34 9DW	49 Station Road Mid Glamorgan SA13 1NW



Peter Morgan Sales & Lettings Agents are the double award winning British Property Awards Agency of South Wales. Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN
POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Branch - Head Office
33-35 Windsor Road, Neath. SA11 1NB
neath@petermorgan.net
Sales VAT No : 821850148
Lettings VAT No : 33161993

www.petermorgan.net
03300 563 555

