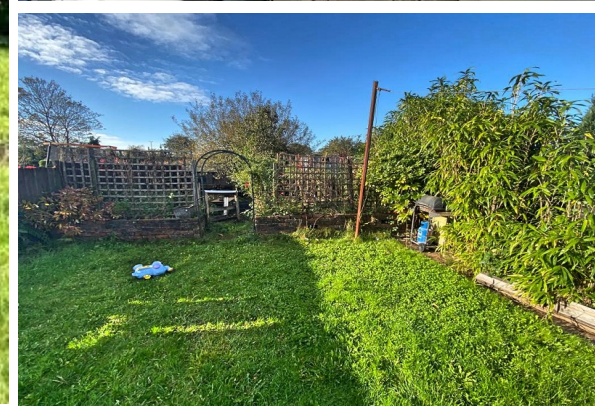


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



6 Pinewood Terrace, Baglan, Port Talbot, Neath Port Talbot. SA12 8BH



£235,000

Main Features

- Semi Detached Property
- Four Bedrooms
- Good Sized Rear Garden
- Freehold
- Off Road Parking
- EPC - C
- Family Bathroom & En suite
- Solar Panels To The Rear
- Two Reception Rooms
- Need A Mortgage? We Can Help!

General Information

In a quiet location, this semi detached, four bedroomed property is the an ideal family home! Having two reception rooms and kitchen to the ground floor, three bedrooms and bathroom to the first floor and an attic room with its own En suite, also benefitting from Solar Panels, off road parking to the front and an enclosed rear garden with an outhouse.

Located close to many local amenities such as Ysgol Gynradd Baglan Primary School, Baglan Community Church, Baglan RFC, Forest walks, a short drive to Port Talbot Town Centre, Neath Town Centre, Aberavon Beach and easy access to the M4 corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Lounge

uPVC double glazed window to the front aspect, carpeted flooring, radiator and storage cupboard.

Living Room

Carpeted flooring and radiator,
Through to;

Dining Room

Laminate flooring, radiator and patio doors to access the rear garden.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. Integrated cooker, electric hob with extractor fan over, plumbing in place for a washing machine/dish washer, tiled flooring, inset ceiling spotlights and a uPVC double glazed window to the rear aspect.

FIRST FLOOR

Landing

uPVC double glazed window, carpeted flooring and stairs to the loft.
Doors to;

Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

Bedroom Two

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

Bathroom

Comprising of a low level WC, pedestal wash hand basin, corner bath and a corner shower. Two uPVC frosted double glazed window, laminate flooring and radiator.

Attic room

Velux window, radiator, carpeted flooring and storage Eaves.
Door to;

En Suite

Comprising of a low level WC, wash hand basin and a shower cubicle. Velux window.

EXTERNALLY

Gardens

A front garden laid to lawn with shared drive and access to the rear garden.

A good sized rear garden with patio area, an out house with plumbing in place for a washing machine and WC, and laid to lawn area to the further garden with matured shrubs.

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 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Council Tax Band

Council Tax Band - C
£1877 - Annually

Please Note:

There is no lease on the solar panels.

Viewings

Strictly By Appointment Only

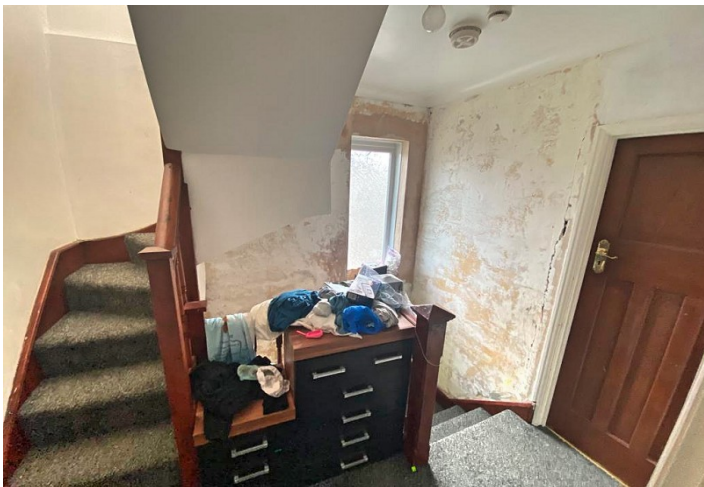
Utilities

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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