

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



41 Rowan Tree Avenue, Baglan, Port Talbot, Neath Port Talbot. SA12 8EZ



**£270,000**

## Main Features

- Detached Family Home
- Presented To A High Standard Throughout
- Freehold
- EPC - C
- Corner Plot
- Double Garage & Driveway
- Council Tax Band - D
- Gas Central Heating
- Master Bedroom With En-Suite
- Need A Mortgage? We Can Help!

## General Information

A detached family home, located in a sought after location of Baglan, this property has been set to a high standard and has been well maintained throughout. Comprising of a WC open plan lounge and dining room and modern kitchen to the ground floor and family bathroom, four bedrooms and En-suite to the master bedroom, also benefitting an EV charger to the front of the property and a double garage. Situated close to many local amenities such as Bagle Brook Beafeater, Ysgol Gynradd Primary School, Baglan Parc, St Josephs Junior School, St Josephs Comprehensive School, Neath Port Talbot Hospital, a short drive to Aberavon Beach, Port Talbot town centre and easy access to the M4 corridor.

With such spectacular interior design a viewing is highly recommended for any appreciation to be at all possible.

## GROUND FLOOR

### Hallway

Wood-effect laminate flooring, radiator, staircase to first floor with storage cupboard underneath.

Doors to;

### W.C.

Comprising of a low level WC and wash hand basin. uPVC Frosted window to the side aspect, radiator, tiled splash back and wood effect laminate flooring.

## Living Area

uPVC double glazed Bay window to front aspect, radiator, wood-effect laminate flooring and open-plan access to:

## Dining Area

Double patio doors to rear aspect, radiator and wood-effect laminate flooring. Door to;

## Kitchen

Appointed with a range of cream-coloured wall & base units with work tops over and composite sink with mixer tap. Two uPVC double glazed window to the side aspect, radiator, tiled flooring, integrated oven with gas hob & cooker hood over, integrated wine cooler, integrated dishwasher, plumbing for washing machine, cupboard housing boiler and space for fridge / freezer.

Patio doors to access the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window to side aspect, carpeted flooring, storage cupboard and access to the loft above.

Doors to;

### Master Bedroom

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring and storage cupboard.

Door to;

### En Suite

Comprising of a low level WC, wall mounted wash hand basin and a shower cubicle. Frosted window to the side aspect, fully tiled walls and a heated towel rail.

### Bedroom Two

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

### Bedroom Three

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

### Bedroom Four

uPVC double glazed window to rear aspect, radiator and wood-effect laminate flooring - currently used as home office.

### Bathroom

Comprising of a low level WC, panelled bath with shower over and wash hand basin. uPVC double glazed window to the side aspect, heated towel rail and fully tiled walls.

### EXTERNALLY

#### Gardens

Front garden mostly laid to lawn with access to front of property, double driveway providing off-road parking and access to a double garage, outside power supply, ex charging port, side door into garage and two raised brick planters.

Enclosed low maintenance rear garden with patio seating area, decorative stone surround, outside tap and side access gate.

### 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### Viewings

Strictly By Appointment Only

### Utilities

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

**Current council tax banding** D

**Current heating type** Gas


**Tenure (To be confirmed)** Freehold









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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