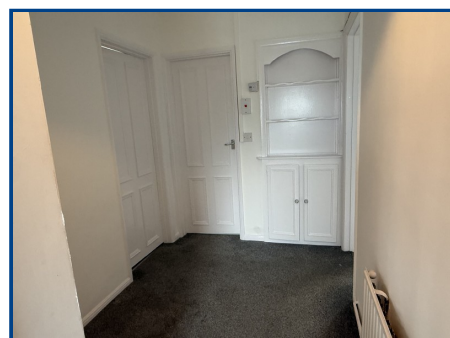
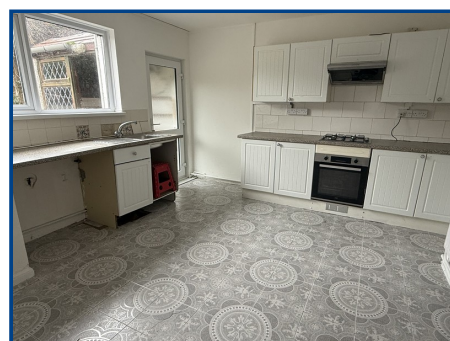


**Birch Road
Baglan
Port Talbot
Neath Port Talbot.**

Price £85,000



- GROUND FLOOR FLAT
- TWO BEDROOMS
- ONE RECEPTION ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- VIEWING IS RECOMMENDED



General Description

Well presented ground floor two bedroom flat situated in this popular location with the accommodation comprising of entrance hallway, lounge, fitted kitchen, rear porch, bathroom/W.C. and two bedrooms. The property benefits from having gas central heating, double glazing and gardens to the front and rear. Viewing is recommended. Council Tax Band A.

EPC Rating: C73

Birch Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented two bedroom ground floor flat situated in the popular area of Baglan close to local amenities and a short drive into the Port Talbot Town Centre with its many shops, bars and eateries. Just a few miles away is the Aberavon Beach with children's play areas and activities, a Cinema and a Leisure Centre. Viewing is recommended.

Hall

Via double glazed entrance door, storage cupboard with shelving and radiator.

Lounge (13' 0" x 11' 03") or (3.96m x 3.43m)

Feature fireplace incorporating electric fire, coved ceiling and radiator. Double glazed window to the front.

Kitchen (13' 00" Max x 12' 10" Max) or (3.96m Max x 3.91m Max)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Electric oven with four ring gas hob and extractor chimney over. Part tiled walls, tiled flooring, gas central heating boiler, storage cupboard and radiator. Double glazed window and door to the rear.

Rear Porch

Part tiled walls, tiled flooring, window to the side and opening to the side leading to garden.

Bathroom/W.C.

Comprising shower enclosure, wash hand basin and low level W.C. Tiled walls, radiator and double glazed obscure window to the rear.

Bedroom 1

Fitted wardrobe, storage cupboard, radiator and double glazed window to the front.

Bedroom 2

Fitted wardrobe, storage cupboard, radiator and double glazed window to the rear.

Outside

Tiered garden to the front planted with various trees and shrubs. Rear garden with lawned area, patio area and planted with trees, plants and shrubs.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

A



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.