



Bwlch Farm Baglan, Cwmavon, Port Talbot, SA12 9YA

Offers In The Region Of £750,000

A superb opportunity arises to acquire a choice residential smallholding of 7 acres or thereabouts set in stunning secluded yet convenient location commanding far reaching views over dramatic country and Swansea Bay. The property comprises an attractive Period farmhouse which has been the subject of much

refurbishment and extension to provide a versatile family home with annexe potential. The spacious accommodation provides: Reception Hall; Cloakroom; Kitchen/Breakfast Room with Rayburn range; Dining Room with feature fireplace; Lounge with stone surround fireplace; Family Room/Annexe; Wet Room;

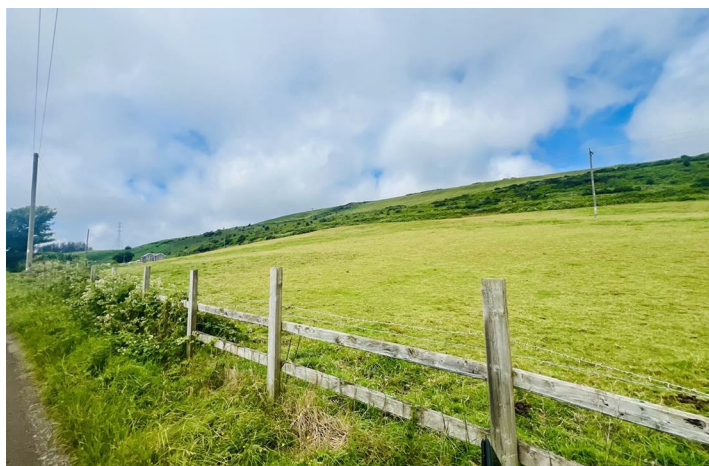
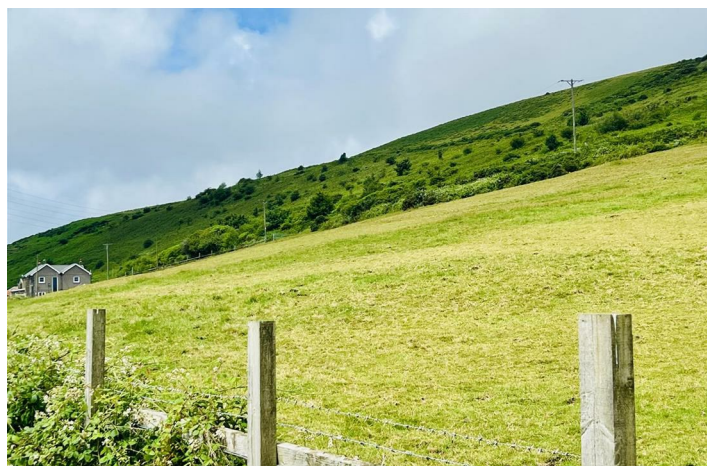
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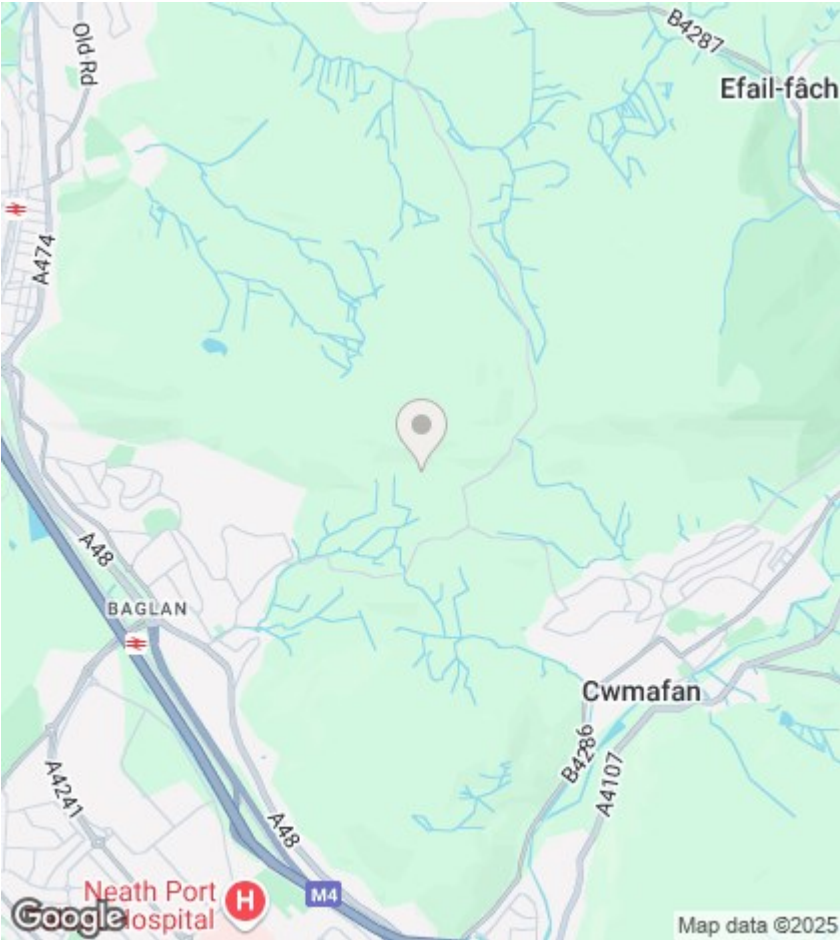
Utility Room; Sitting Room; Conservatory; Galleried landing; Main Bedroom with en suite; 4 further Bedrooms and 2 Bathrooms. Attic Room. Double glazing. Oil fired central heating. Spacious grounds. Pasture paddocks.

A gem, book a viewing today ...



Council Tax Band: D





Directions

Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	