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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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84A Fairwood Drive, Baglan, Neath Port Talbot. SA12 8NU



£92,500

Main Features

- With No Onwards Chain
- First Floor Flat
- Two Bedrooms
- EPC - E
- Leasehold
- Convenient Location
- uPVC Double Glazed Windows
- Gas Fired Heating
- Cash Buyers Preferred Due To Lease

General Information

Located in a convenient location close to many local amenities such as Baglan Primary School, Baglan RFC, Baglan Community Church, a short drive to Aberavon Sea Front and Port Talbot town centre, whilst also having easy access to the M4 corridor.

Internally this first floor flat offers two bedrooms, a lounge, kitchen and bathroom.

Please contact us regarding mortgage options!

FIRST FLOOR

Landing

Access to the loft above, radiator and carpeted flooring.

Hallway

Storage cupboard, radiator and carpeted flooring.

Kitchen

Appointed with a range of matching wall and base units with works tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, space for a fridge freezer, access to the loft above, integrated cooker with gas hob, part tiled walls, laminate flooring and a wall mounted boiler serving domestic hot water and gas central heating.

Lounge

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

Bedroom One

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. Tiled flooring, tiled walls and radiator.

EXTERNALLY

Parking

Allocated parking to the rear of the property.

Leasehold details

Service Charge - £10 per Month
84 Years Remaining

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding A

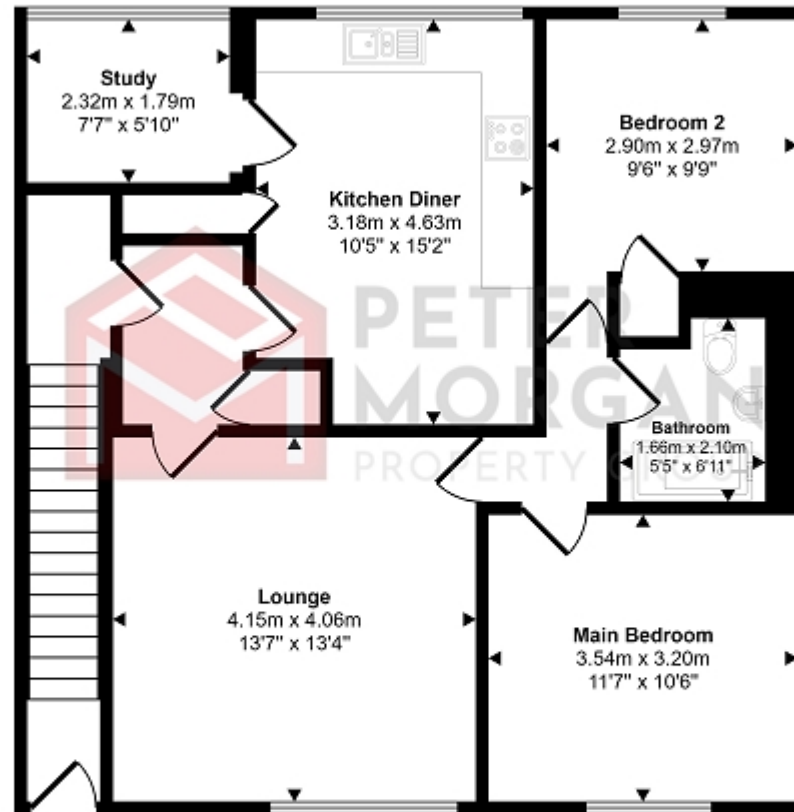
Current heating type Gas

Tenure (To be confirmed) Leasehold






Approx Gross Internal Area
79 sq m / 848 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(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 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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