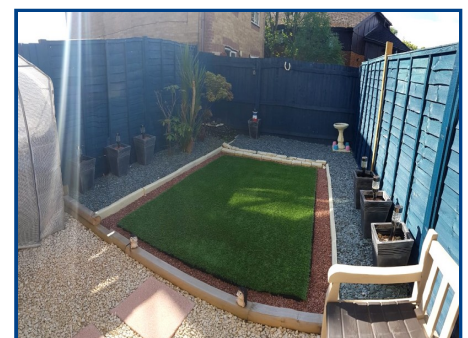


**Bagle Court
Port Talbot
Neath Port Talbot.**

Price **£149,995**



- MID TERRACE HOUSE
- IDEAL FIRST TIME BUY
- TWO BEDROOMS
- DOWNSTAIRS WC
- ENCLOSED GARDEN
- PARKING FOR TWO CARS
- VIEWING RECOMMENDED



General Description

Two bedroom mid terrace property situated in Baglan close to local shops and Schools and within easy access to the Port Talbot Town Centre with all its amenities, the Port Talbot transport hub and good access to the M4 Motorway. Council Tax Band B. Ideal First Time Purchase.

EPC Rating: C70

Bagle Court, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this mid terrace property with the accommodation comprising of hallway, cloakroom/W.C., fitted kitchen and lounge/dining room to the ground floor and two bedrooms and bathroom to the first floor, the property benefits from having gas central heating, double glazing, enclosed garden and allocated car parking spaces for two cars. Ideal First Time Purchase.

Hallway

Staircase to first floor, coved and textured ceiling, door into:-

Cloakroom

Double-glazed window to front, low-level W/C and wash-hand basin tiled to splashback, coved and textured ceiling, radiator.

Kitchen (9' 07" Max x 5' 09" Max) or (2.92m Max x 1.75m Max)

Double-glazed window to front, fitted with a range of wall and base units with work-tops over incorporating sink and drainer, space for cooker, space for fridge/freezer, wall mounted central heating boiler, plumbing for washing machine, part-tiled walls, coved and textured ceiling, vinyl flooring, radiator.

Lounge / Dining Area (15' 05" Max x 12' 03" Max) or (4.70m Max x 3.73m Max)

Double glazed door with side screens to the rear, storage cupboard, coved and textured ceiling, radiator.

First Floor Landing

Coved and textured ceiling, smoke alarm.

Bedroom 1 (12' 02" Max x 8' 03" Max) or (3.71m Max x 2.51m Max)

Double-glazed window to the rear, fitted with double wardrobes and storage cupboard, coved and textured ceiling, radiator.

Bedroom 2 (12' 02" Max x 7' 09" Max) or (3.71m Max x 2.36m Max)

Double-glazed window to front, fitted with double wardrobe and storage cupboard, coved and textured ceiling, radiator.

Bathroom (6' 04" Max x 5' 05" Max) or (1.93m Max x 1.65m Max)

Fitted with panelled bath, wash-hand basin and low-level W/C. Part tiled walls, vinyl flooring, access to loft, extractor fan, radiator.

EXTERNALLY

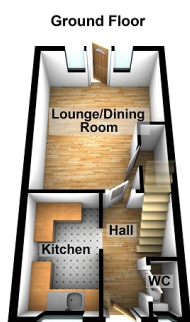
Gravel area to the front. Enclosed rear garden with patio, astro turf and gravel areas.

Tenure

Freehold

Council Tax

B



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 14 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.