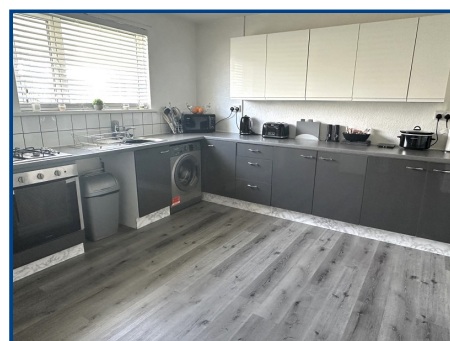


**Birch Road  
Baglan  
Port Talbot  
Neath Port Talbot.**

Price **£99,995**



- FIRST FLOOR FLAT
- IMMACULATEDLY PRESENTED
- TWO BEDROOMS
- WELL APPOINTED KITCHEN AND BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- GOOD SIZE REAR GARDEN
- VIEWING A MUST
- IDEAL FIRST TIME BUYER



### General Description

Situated in a popular location is this two bedroom first floor flat, close to all local amenities and the M4 motorway and with a short drive away from Port Talbot Town Centre and the sea front at Aberavon. Council Tax Band B.

**EPC Rating: C77**

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

### Property Description

Deceptively spacious two bedroom immaculately presented first floor flat situated in the Baglan area of Port Talbot. The accommodation comprises of Entrance porch, stair case to first floor, hallway, lounge, kitchen/breakfast room, two bedrooms and bathroom. The property benefits from gas central heating, double glazing and a good size garden. Viewing Highly Recommended. Council Tax Band B.

### Entrance

Via double glazed door into:-

### Porch

Double glazed window to side, staircase to first floor door into:-

### Hallway

Storage cupboard incorporating shelving, access to loft, radiator.

### Lounge (16' 07" Max x 11' 03" Max) or (5.05m Max x 3.43m Max)

Two double glazed windows to front, radiator.

### Kitchen (13' 0" Max x 12' 06" Max) or (3.96m Max x 3.81m Max)

Double glazed window to rear, fitted with a range of wall and base units with complimentary worktops over incorporating stainless steel sink and drainer, electric oven and four ring gas hob, storage cupboard incorporating shelving, airing cupboard

incorporating gas central heating boiler, plumbing for washing machine and dishwasher, part tiled walls, laminate flooring, radiator.

### Bedroom 1 (13' 01" Max x 8' 09" Max) or (3.99m Max x 2.67m Max)

Double glazed window to front, storage cupboard incorporating shelving, radiator.

### Bedroom 2 (11' 02" Max x 10' 03" Max) or (3.40m Max x 3.12m Max)

Double glazed window to rear, storage cupboard incorporating shelving, radiator.

### Bathroom (7' 05" Max x 5' 05" Max) or (2.26m Max x 1.65m Max)

Double glazed obscure window to rear, fitted with panelled bath with overhead shower and glass side screen, pedestal wash hand basin and low level WC, part tiled walls, laminate flooring, heated towel rail.

### Externally.

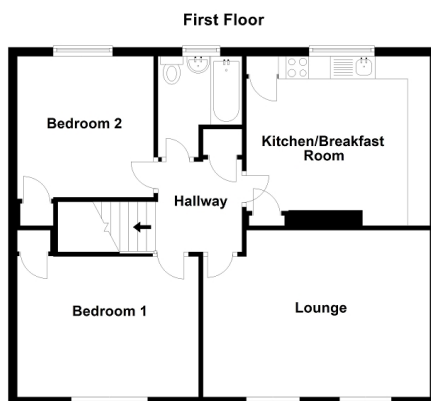
Good size rear garden laid mainly to lawn and bordered by hedging, storage shed and garden shed. There is a right of way access to the neighbouring property.

### Tenure

Leasehold

### Council Tax

Band - 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 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](mailto:surveys@ctf-uk.com).