



## 95 Village Gardens, Baglan, Port Talbot, SA12 7LP

**Offers In The Region Of £142,950**

A well balanced, vacant home that centres around a generous kitchen diner, a naturally bright lounge and comfortable bedrooms, creating a setting that feels both practical and easy to enjoy day to day.

The accommodation is arranged with a clear sense of flow. A hallway leads through to the lounge, where patio doors open out and draw in natural light while offering a connection to the outside space. The kitchen diner forms the heart of the home, providing ample room for cooking, dining and gathering, whether for everyday routines or more relaxed occasions. Upstairs, the landing gives access to two well proportioned bedrooms, each offering a calm and adaptable environment, along with a neatly appointed bathroom.

The surrounding area offers a strong sense of community with a range of local amenities close by. Everyday essentials, independent cafés and local shops are all within easy reach.

### Main dwelling

UPVC door into hallway:

Hallway 3'8 x 3'6 (1.12m x 1.07m)

Door into lounge:

Lounge 11'9 x 15'3 (3.58m x 4.65m)



Stairs to first floor, laminate flooring, radiator, patio doors to front garden and coving



### Kitchen/diner 11'9 x 15'4 (3.58m x 4.67m)



A range of cream base and wall units with coordinating wood effect counter tops, stainless steel sink with drainer, gas hob and electric oven with extractor fan, space for washing machine and dishwasher, Laminate flooring, partially tiled walls and coving



### Stairway

### Landing

Storage cupboard housing the boiler

**Bedroom 1 9' x 15'4 (2.74m x 4.67m)**



window to front, built in wardrobe, built in cupboard over the stairs, coving



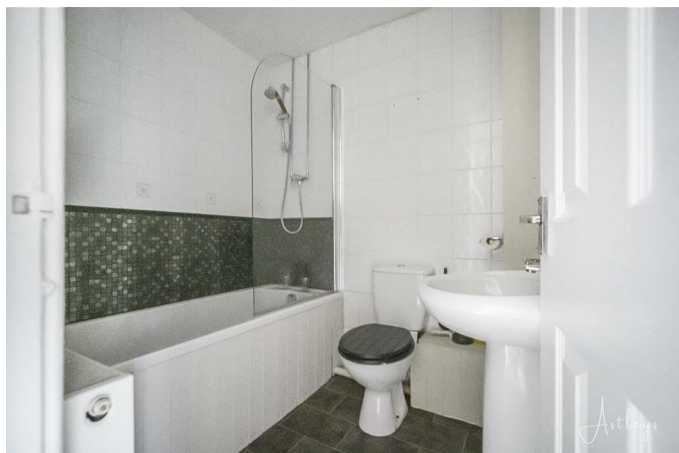
**Bedroom 2 11'9 x 8'1 (3.58m x 2.46m)**



Window to the back, coving and radiator



### Bathroom 6'3 x 5'4 (1.91m x 1.63m)



Cushioned floor with white suite, pedestal sink, low level w/c and bath with shower over, radiator, white tiled walls

### Gardens



Decked area with a back gate. Pretty front garden with a range of shrubs



### Drone



### Agents notes

Conservation Area:

No

Flood Risk:

River : Low

Seas : Very low

Floor Area:

721 ft 2 / 67 m 2

Plot size:

0.02 acres (2 Plots)

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

4 Mbps

Superfast

56 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

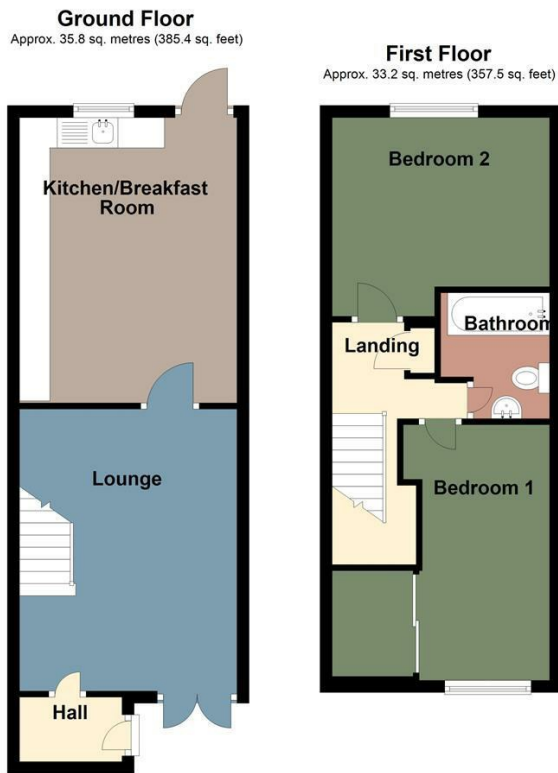
**Agents notes**

Neath Port Talbot Council Tax Band: B

Annual Price:

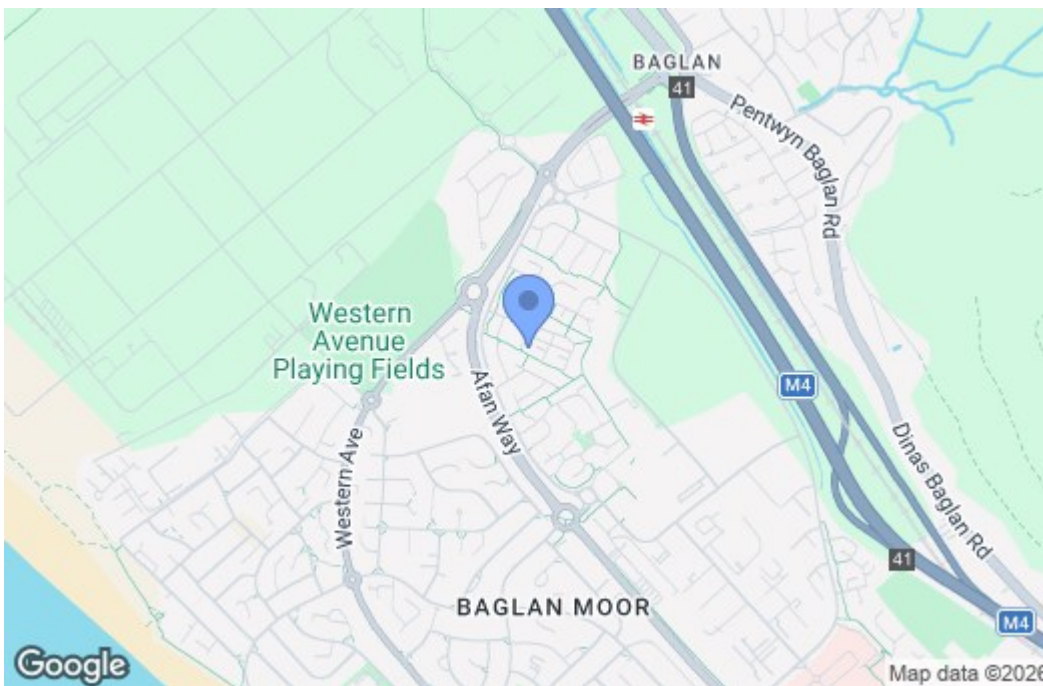
£1,898

## Floor Plan

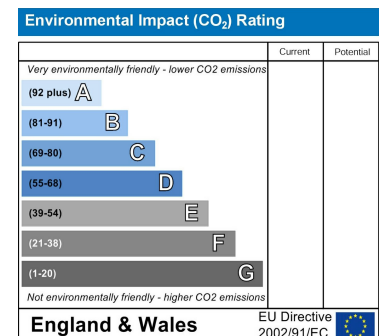
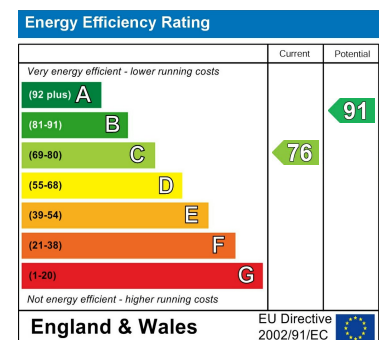


Total area: approx. 69.0 sq. metres (742.9 sq. feet)

## Area Map



## Energy Efficiency Graph



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