



Wellfield Road, Baglan,
Neath Port Talbot, SA12 8AB.

Offers in the Region Of £115,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented two bedroom ground floor flat, set on the fringe of Port Talbot. Within easy reach of Junction 41 of the M4 and local shops and amenities in the town of Port Talbot. This home is offered with vacant possession with no onward chain. We strongly recommend internal viewing.

To the front of the home there are steps down to the pathway to the right hand side to the ground pathway with an entrance porch leading into the hall. To the rear of the home there are two bedrooms and the lounge with views to the rear of the bay. There is a sliding door off the hall which can be opened up into the hall which will give more space for entertaining and to the right hand side a well appointed family bathroom. Externally there is a low maintenance south facing garden.



Entrance

via door into the entrance porch.

Porch

Tiled floor, built in storage cupboard, radiator. Doors to the side and rear.

Family Bathroom

7' 9" x 5' 8" (2.36m x 1.73m)
Frosted double window to the side aspect. A suite consists of a P shaped bath, pedestal wash hand basin and low level toilet, heated towel rail, radiator. Tiled floor. Tiled to walls.

Bedroom One

10' 4" x 9' 9" (3.15m x 2.97m)
Large curved window, oak flooring, radiator. View of the bay.

Bedroom Two

11' 6" x 9' 9" (3.50m x 2.97m)
Window to the front aspect, fitted wardrobes, radiator, oak flooring.

Kitchen

13' 8" x 8' 2" (4.16m x 2.49m)
Window to the front aspect. A range of fitted wall and base units inset acrylic sink unit, stainless steel oven, ceramic hob and extractor. Granite work surfaces. Cupboard housing boiler, radiator. Oak flooring. Bi fold doors. Spotlights.

Lounge

16' 3" x 11' 8" (4.95m x 3.55m)
Curved window to the front aspect. Oak flooring. Feature fireplace with inset gas fire. View of the bay.

Garden

To the front there are steps down to the home with tiered low maintenance gardens with mature trees and shrubs. Please note that the gardens are communal with joint access. To the rear there is tiered rear garden which is low maintenance and south facing with mature trees and shrubs.

Tenure - Leasehold

We are aware of two titles on this home. Please ask your solicitor to check the tenure.



Council Tax Band - B

Energy Performance Certificate

Current - 71 - C Potential - 74 - C Total Floor Area 65 square metres Certificate Number - 0234 - 2846 - 7476 - 9295 - 3355 Valid until 16 March 2025 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

Disclaimer

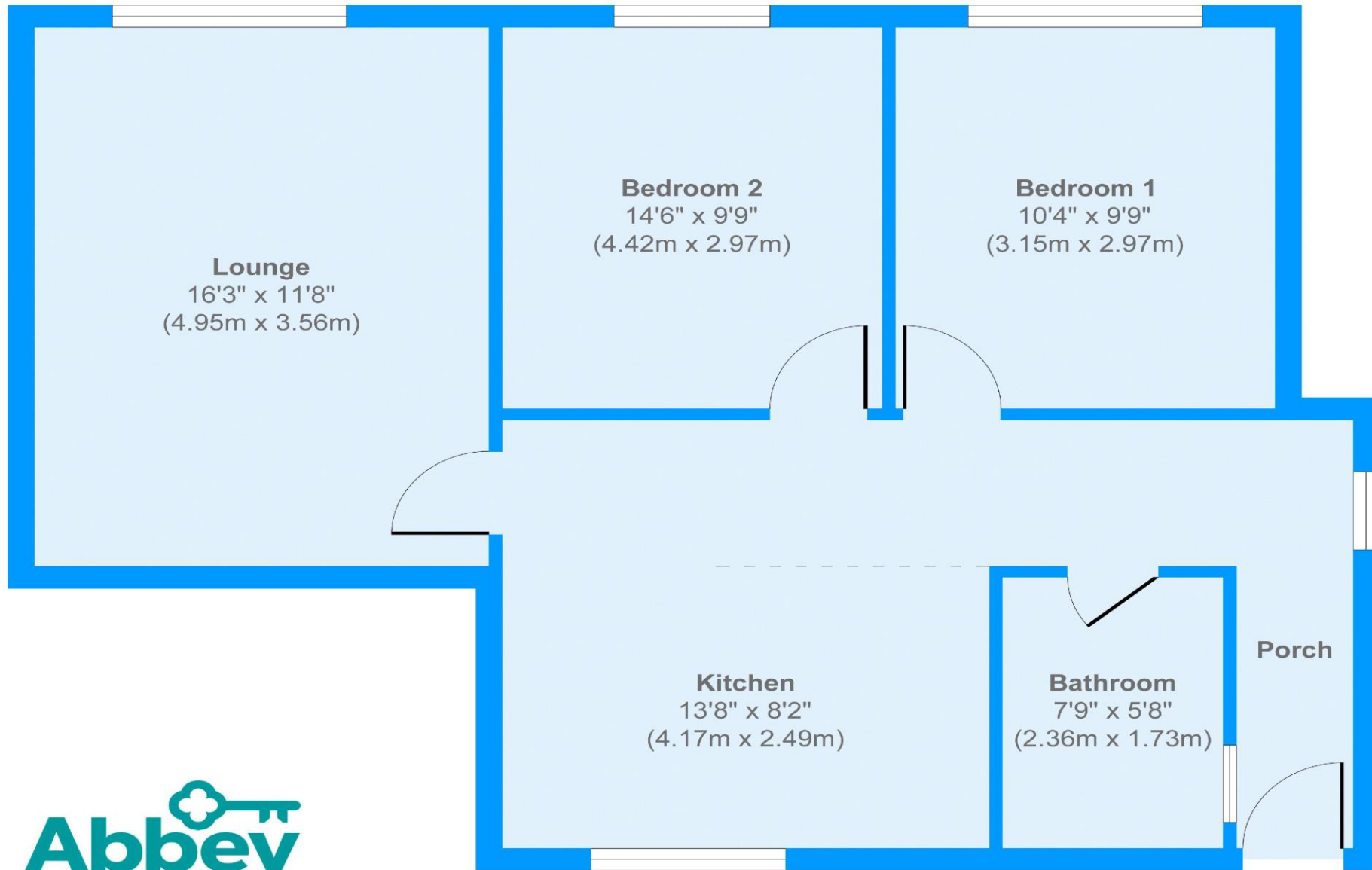
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are

approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. 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 professional work without consent from the NCIS. 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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Floor Plan

Approx. Gross Internal Floor Area 711 sq. ft / 66.05 sq. m

Produced by Elements Property

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