

FOR
SALE



1-2 Birchwood Close, Baglan, Port Talbot, West Glamorgan SA12 8EH

£295,000 -



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PROPERTY SUMMARY

Unique opportunity to purchase this detached bungalow which was originally two separate properties which have been combined into one dwelling. Located within Baglan and in a small cul-de-sac within walking distance of local shops and amenities with excellent M4 LINKS. Benefiting from off road parking for several cars and a detached garage, this property must be viewed to appreciate all the potential it has to offer.

POINTS OF INTEREST

- Low maintenance front and rear gardens
- Ample off road parking
- No ongoing chain
- Versatile accommodation
- Kitchen and utility room
- Wet room and bathroom
- Cul de sac location
- Desirable location in Baglan
- 3/4 bedroom detached bungalow



ROOM DESCRIPTIONS

Entrance

Via PVCu door with frosted glazed panel into entrance hall finished with artexed and coved ceiling, ceiling light, smoke detector, access to loft, papered walls, high rise wall mounted electric box, storage heater, low level cupboard housing gas meter, built in storage and fitted carpet. Doors leading off.

Storage room

2.01m x 2.61m (6' 7" x 8' 7") Artexed ceiling, tiled walls with part respatex, wall mounted units, PVCu double glazed window overlooking the front aspect and vinyl flooring.

Wet room

1.68m x 2.02m (5' 6" x 6' 8") Artexed ceiling, ceiling light, respatex panelled walls, PVCu frosted double glazed window overlooking the side aspect, radiator, wall mounted extractor fan, WC, pedestal wash hand basin and an electric shower with non slip flooring.

Bedroom 1

3.27m x 4.67m (10' 9" x 15' 4") Stippled and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear aspect, fitted wardrobes with sliding doors and fitted carpet.

Utility/ potential bedroom 4

2.63m x 3.08m (8' 8" x 10' 1") Stippled and coved ceiling, strip light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, wall mounted and base units, stainless steel inset sink with drainer and mixer tap and vinyl flooring. Tumble dryer and washing machine to remain. Wall mounted gas fired boiler.

Reception 1

3.25m x 4.61m (10' 8" x 15' 1") Artexed and coved ceiling, ceiling light, papered walls, radiator, storage heater, PVCu double glazed window overlooking the front and fitted carpet. Square opening with sliding door through to reception 2.

Reception 2

3.06m x 4.61m (10' 0" x 15' 1") Artexed and coved ceiling, ceiling light, papered walls, PVCu double glazed window overlooking the front of the property, radiator, storage heater and fitted carpet. Door through to rear hallway.

Rear hallway

Stippled and coved ceiling, smoke detector, ceiling light, access to loft, emulsioned walls, radiator, PVCu door with frosted glass panel leading to the side and rear, two built in storage cupboards and vinyl flooring. Doors leading off.

Bedroom 2

3.11m x 4.66m (10' 2" x 15' 3") Stippled and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking rear aspect and carpet tiled flooring.

Bedroom 3

2.63m x 3.09m (8' 8" x 10' 2") Stippled and coved ceiling, ceiling light, papered walls, PVCu double glazed window overlooking the rear of the property, built in wardrobes and fitted carpet. Cupboard housing hot water tank.

Bathroom

1.68m x 1.98m (5' 6" x 6' 6") Stippled ceiling, ceiling light, respatex panelled walls, radiator, PVCu double glazed frosted window overlooking the side aspect and vinyl flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath.

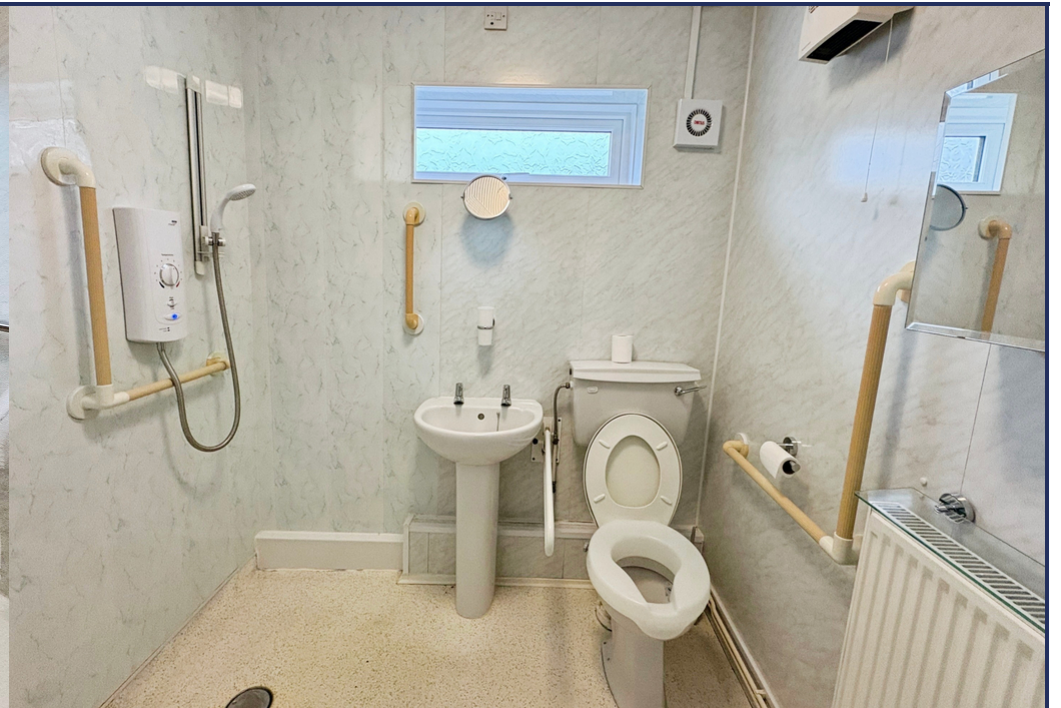
Kitchen

2.66m x 2.85m (8' 9" x 9' 4") Stippled ceiling with ceiling light, floor to ceiling tiled walls, tiled flooring and PVCu double glazed window overlooking the front of the property. A range of wall and base units in high gloss cream with coordinating work surfaces and matching upstands. One and half inset sink with drainer and mixer tap, integral electric hob with overhead extractor hood and integrated oven. Freestanding dishwasher and low level fridge to remain.

Outside

Larger than average enclosed low maintenance garden with mature shrub borders. Gated access on both sides leading to two separate driveways. Single detached garage with up and over door.

Low maintenance front garden laid to patio slabs with parking for multiple vehicles, matures shrubs and planting.



Awaiting EPC &
Floorplan