

FOR  
SALE





## PROPERTY SUMMARY

We are pleased to present to the market this two bedroom mid terrace traditional build property located on a popular development in Baglan Moors. Close to local shops, Schools, amenities and transport links. The property comprises entrance hall, lounge, kitchen/diner, two bedrooms, family bathroom, enclosed rear garden and off road parking. Sold with no ongoing chain. Early viewing recommended.

## POINTS OF INTEREST

- Two bedroom mid terrace house
- Off road parking
- No ongoing chain
- Kitchen/diner
- Enclosed rear garden
- EPC - C , Council tax band - C



## ROOM DESCRIPTIONS

### Entrance

Via part double glazed PVCu front door into hallway finished with emulsioned ceiling, pendant light, emulsioned walls, radiator and wood effect laminate floor. Stairs leading to first floor. Doors leading off.

### Lounge

Emulsioned ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property with fitted vertical blind, curtain pole and curtains, two radiators and fitted carpet. Under stair storage cupboard. Feature fire surround with inlet spot light. French doors into kitchen/diner.

4.53m x 2.95m (14' 10" x 9' 8")

### Kitchen/Diner

Emulsioned ceiling, pendant light fitting, spot light fitting, emulsioned walls with ceramic tiles to splash back areas, PVCu double glazed window overlooking the rear of the property with fitted vertical blind, PVCu French doors leading to rear garden with fitted vertical blinds, radiator and solid wood flooring. A range of wall and base units with laminate work surface. Stainless steel sink and drainer with mixer tap. White enamel built in four ring gas hob with overhead extractor hood. Built in electric oven. Under counter space for washing machine and slim line dishwasher. Space for upright fridge/freezer. Cupboard housing gas fired boiler. First floor landing Via stairs. Emulsioned ceiling, pendant light, access to loft, emulsioned walls and fitted carpet. Doors leading off.

3.90m x 2.77m (12' 10" x 9' 1")

### Bedroom 1

Emulsioned ceiling, pendant light, emulsioned walls, PVCu double glazed window overlooking the front of the property with fitted vertical blind, radiator and wood effect laminate flooring. Built in storage cupboard housing water tank. Triple set of wardrobes to remain.

3.91m x 3.74m Max (12' 10" x 12' 3" Max)

### Bedroom 2

Emulsioned ceiling, spot light fitting, emulsioned walls, PVCu double glazed window overlooking the rear with fitted vertical blind, curtain pole and curtains, radiator and wood effect laminate flooring.

3.42m x 2.36m (11' 3" x 7' 9")

### Family bathroom

Emulsioned ceiling, flush light fitting, emulsioned walls with ceramic tiles to splash back areas, PVCu frosted double glazed window overlooking the rear of the property, radiator and vinyl flooring. Three piece suite in white comprising WC, pedestal wash hand basin, bath with wall mounted mains fed chrome shower and shower curtain.

2.66m x 1.46m (8' 9" x 4' 9")

### Outside

Enclosed rear garden bounded by wood fencing, laid to patio and decorative gravel with raised bed and rear wooden gate providing rear access. Open frontage laid mainly to gravel with tarmac driveway providing off road parking for one vehicle.

## MATERIAL INFORMATION

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (72)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No







