



Bagle Court, Port Talbot, Neath Port Talbot.  
SA12 8EQ

£129,950



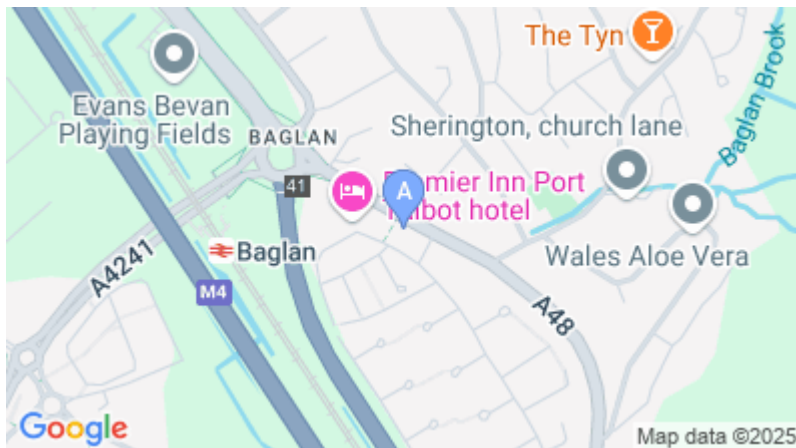


## Bagle Court, Port Talbot, Neath Port Talbot. SA12 8EQ

SOLD WITH TENANT IN SITU. Offered to the market is this two bedroom end of terraced property situated within the well regarded area of Baglan. The property benefits from close links to the M4 corridor for commuter access, shops, schools and public house. Viewing is recommended.

£129,950

- Two bedroom end of terrace house
- One reception room
- Enclosed garden to the rear
- Allocated parking space
- Investment opportunity





## DESCRIPTION

Offered for sale with no ongoing chain is this two bedroom end of terrace house, located within the sought after area of Baglan. The property would make an ideal investment opportunity and is sold with current tenant in situ. The property briefly comprises to ground floor entrance hall, kitchen and reception room. To the first floor two bedrooms with built in wardrobes and bathroom. Externally to the rear is enclosed low maintenance garden and allocated parking space.

## HALL

Access via PVCu door with frosted glass panels. Artexed ceiling. Coving. Skimmed and emulsioned walls. Radiator. Stair case to first floor. High rise wall mounted electric box. Doorways leading off.

## KITCHEN (9' 7" x 6' 1") or (2.93m x 1.85m)

Stippled ceiling. Skimmed and emulsioned walls with tiling to splash back areas. Radiator. PVCu double glazed window looks to the front aspect. Kitchen comprises a range of wall and base units with coordinating work surfaces. Inset sink with drainer and mixer tap. Space for electric hob and oven. Space and plumbing for automatic washing machine. Space for fridge freezer. Wall mounted Baxi combination boiler. Vinyl flooring.

## RECEPTION (13' 5" x 12' 2") or (4.09m x 3.70m)

Artexed ceiling. Coving. Skimmed and emulsioned walls with one feature papered wall. Radiator. PVCu double glazed sliding doors leading to rear garden. To the side aspect PVCu double glazed frosted stain glass window. Under stair storage cupboard. Laminate flooring.

## LANDING

Access via stair case with fitted carpet with wooden spindle balustrade. Stippled ceiling. Access to loft. Skimmed and emulsioned walls. Fitted carpet. All doors leading off.

## BEDROOM 1 (9' 11" x 9' 5") or (3.02m x 2.88m)

Artexed ceiling. Skimmed and emulsioned walls. Radiator. PVCu double glazed window looks to the rear aspect. Fitted double wardrobes. Fitted carpet.

## BEDROOM 2 (10' 0" x 6' 11") or (3.04m x 2.11m)

Stippled ceiling. Skimmed and emulsioned walls. Radiator. PVCu double glazed windows look to the front aspect. Fitted wardrobe. Built-in storage cupboard. Fitted carpet.

## BATHROOM (6' 5" x 5' 6") or (1.96m x 1.68m)


Stippled ceiling. Skimmed and emulsioned walls with tiles to splash back areas. PVCu frosted double glazed window looking to side aspect. Bathroom is fitted with a three piece suite comprising low level W.C., pedestal wash hand basin and panelled bath with overhead shower. Radiator. Vinyl flooring.

## OUTSIDE

To the rear is fully enclosed low maintenance rear garden. Laid to stone chipping's. Gated gate leading to side.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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