



Crawford Green, Baglan,
Port Talbot, Neath Port Talbot, SA12 8NB.

Offers in the Region Of £135,000

*****Exclusive with Abbey Residential Agents***** *
Abbey Residential Agents are delivering results. *
Bespoke Virtual Tour. * Bespoke Floor Plan. * Tailored
Packages for all clients. * Locally Owned Family
Business. * Covid-19 Safe Estate Agency Practices in
Place. Abbey Residential Agents are proud to offer this
two bedroom semi detached family located in the prime
location of Baglan. A short distance to the local Premier
Store on Mayberry Road, good access roads for Briton
Ferry into Neath and the dual carriageway to Swansea and
the M4. Close to the Bay Campus for Swansea
University. This home is offered with vacant possession
with no onward chain. In our opinion we strongly
recommend early viewing to avoid disappointment for this
position in a cul de sac location rarely come on the market
for sale. The property benefits from double glazing, gas
fired heating, two reception rooms, wet room to the
ground floor and a first floor family bathroom. Updating
is required. To the ground floor there is an entrance hall,
lounge, dining room, side lobby area, wet room and a
boiler room. To the first floor there are two bedrooms and
a family bathroom. Externally there are front and rear
gardens.

Entrance

Via feature frosted pvc door into the hall.

Hall

Frosted aluminium double glazed to the side aspect.
Staircase to the first floor. Radiator. Laminated
flooring, under stairs storage.

Lounge

11' 7" x 12' 0" (3.53m x 3.65m)

Double glazed window to the front aspect, radiator,
laminated flooring, dado rail. Focal fireplace.

Kitchen

9' 7" x 8' 3" (2.92m x 2.51m)

Aluminium double glazed window to the rear aspect,
textured ceiling, tiled floor. Door into the dining
room. Door into the side lobby area. Partial tiled to
walls. A range of fitted wall and base units inset sink
unit. Inset electric hob, electric oven. Storage area.
Plumbed for a washing machine.

Dining Room

9' 9" x 9' 6" (2.97m x 2.89m)

Double glazed french doors opening into the rear
garden, radiator, laminated flooring.

Side Lobby Area

Pvc door to the front aspect. Pvc door to the rear
aspect. Plain plastered ceiling with coving. Access to
loft. Tiled floor. Door to the boiler room. Door to the
wet room.

Wet Room

10' 1" x 4' 8" (3.07m x 1.42m)

Frosted double glazed window to the rear aspect,
plain plastered ceiling, extractor fan, double radiator.
Non slip floor. A suite consists of pedestal wash
hand basin, toilet, shower area for the disabled.

Boiler Room

Wall mounted boiler. Storage Area. Tiled floor.

First Floor Landing

Doors off to the bedrooms and the family bathroom.
Access to the loft. Storage cupboard. Aluminium
double glazed window to the side aspect.



Bedroom One

9' 6" x 13' 2" (2.89m x 4.01m)

Two double glazed windows to the front aspect, mirror fitted wardrobes, double radiator, storage cupboard.

Bedroom Two

9' 9" x 11' 2" (2.97m x 3.40m)

Aluminium double glazed window to the rear aspect, laminated flooring, radiator, fitted wardrobes.

Family Bathroom

5' 8" x 6' 8" (1.73m x 2.03m)

Aluminium frosted double glazed window to the rear aspect, radiator. A suite consists of toilet, pedestal wash hand basin, panelled bath, shower over the bath, shower screen.

Garden

To the front there is a walled frontage with a central gate leading to the pathway with railings either side. Shingle area. Two section laid to lawn. Patio area. Pvc door to the side of the home. To the rear there are three steps down to the patio area. Further steps to the enclosed rear garden of low maintenance with

various shrubs. Outside light. Outside water tap supply.

Council Tax - B

Tenure - Freehold

Please obtain verification from your solicitor.

Viewing by appointment with the selling agents.

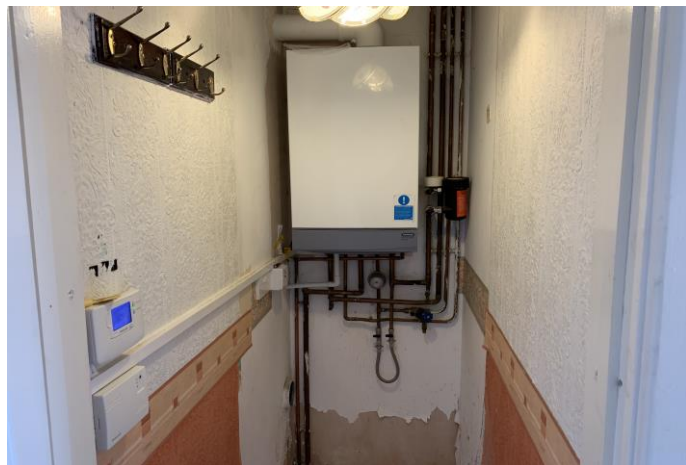
Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

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.





Energy Efficiency Rating

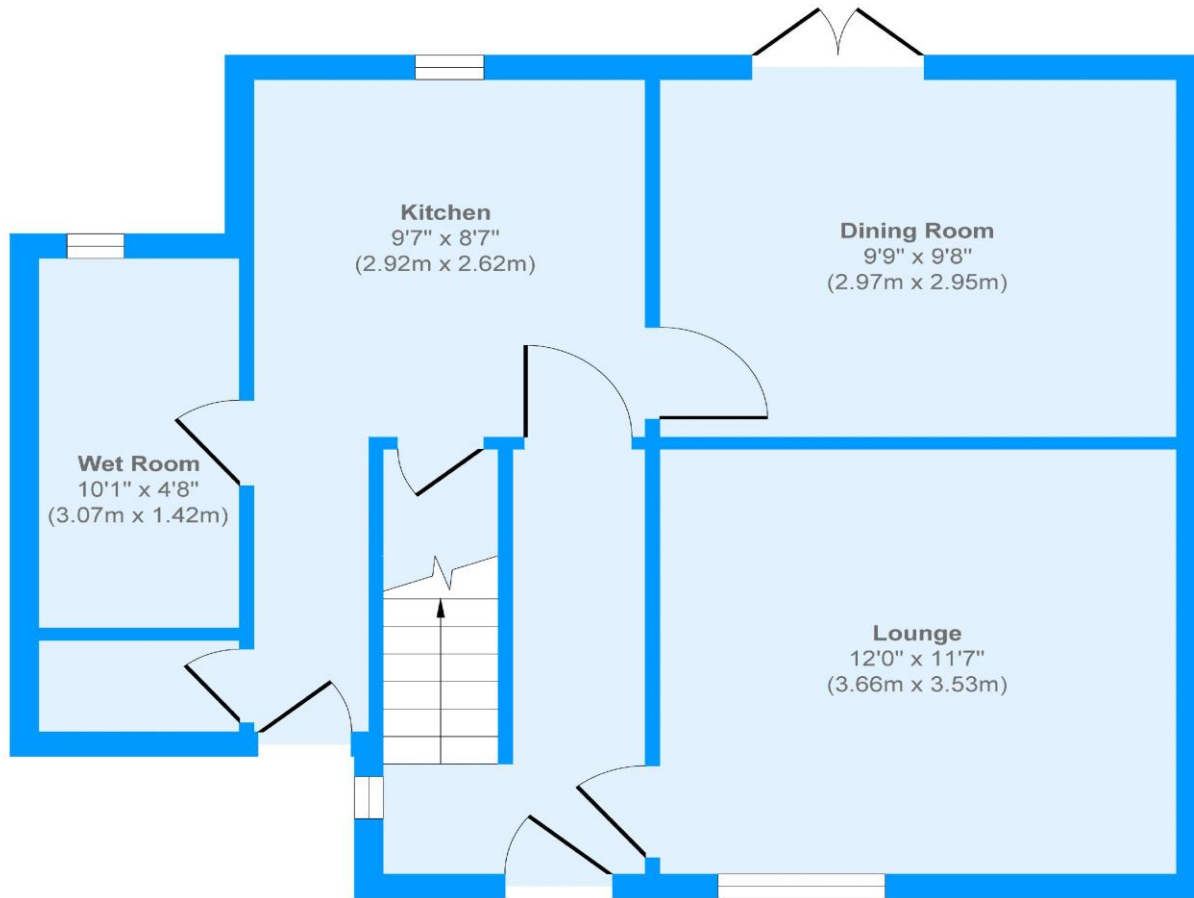
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

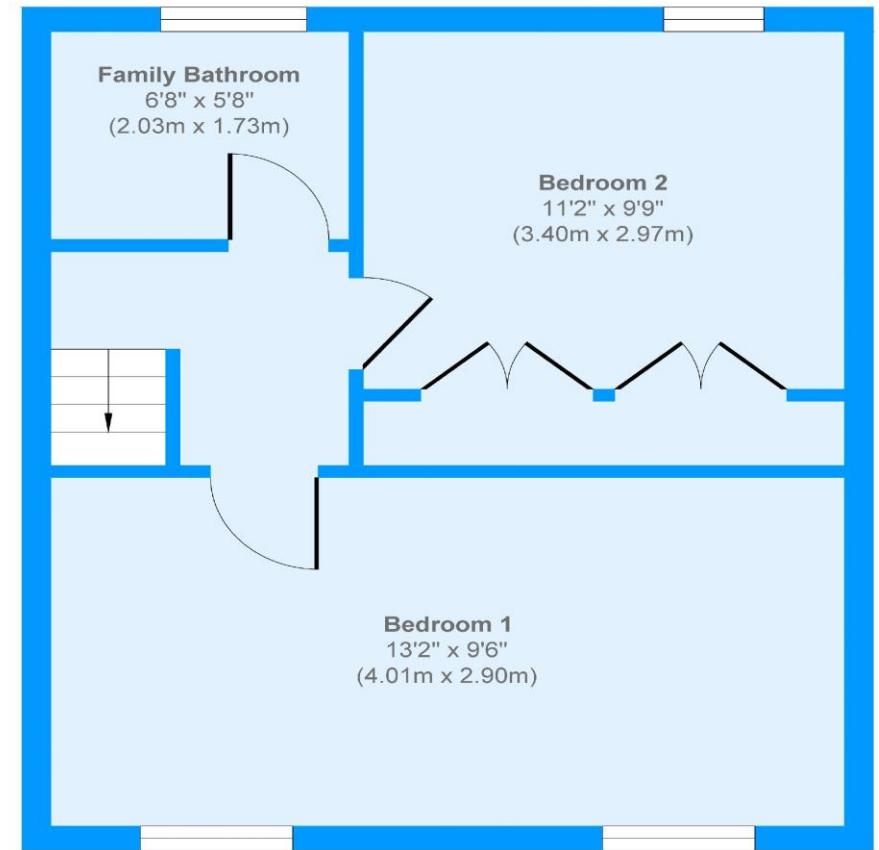
EU Directive
2002/91/EC



5 Crawford Green, Baglan, Port Talbot, SA12 8NB.



Ground Floor
Approximate Floor Area
517 sq. ft
(48.03 sq. m)



First Floor
Approximate Floor Area
399 sq. ft
(37.06 sq. m)

Approx. Gross Internal Floor Area 916 sq. ft / 85.09 sq. m

Produced by Elements Property



Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk