



5 Brookway Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8EL

## Offers In Excess Of £210,000

#### Main Features

- NO ONWARDS CHAIN!
- Three Bedroomed Semi-Detached
- Freehold
- · Off Road Parking
- EPC D

- Gas Central Heating
- uPVC Double Glazed Windows
- Front & Rear Garden
- Need A Mortgage? We Can Help!

#### **General Information**

Nestled in a quiet location, this three bedroomed semi-detached property which has recently been decorated throughout. Internally the property itself offers a lounge, kitchen and conservatory to the ground floor and three bedrooms and family bathroom to the first floor, also offering off road parking to the front, a low maintenance rear garden with a garden shed and bar area, perfect for gathering friends & family! Ideally located close to many local amenities such as Baglan Railway Station, SPAR Baglan, Premier Inn, Baglan RFC, Neath Port Talbot Hospital and a short drive to Aberavon Beach and easy access to the M4 Corridor.

Please visit our new and improved website for more information!

#### **GROUND FLOOR**

#### Hallway

Radiator, carpeted flooring and stairs to the first floor.

#### Lounge

uPVC double glazed window to the front aspect, radiator and carpeted flooring.

#### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker, electric hob with extractor fan over, integrated dishwasher, washing machine, fridge freezer, fully tiled walls, cladded ceilings, inset ceiling spotlights, radiator, a combi boiler serving domestic hot water and gas central heating and uPVC door to access the rear garden.

French doors to;

#### Conservatory

uPVC double glazed windows, tiled flooring, radiator and doors to access the rear garden.

#### **FIRST FLOOR**

#### Landing

uPVC double glazed window to the side aspect, carpeted flooring and access to the loft above

Doors to;

#### **Bedroom One**

uPVC double glazed window to the front aspect, carpeted flooring, radiator and storage cupboard.

#### **Bedroom Two**

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

#### **Bedroom Three**

uPVC double glazed window to the rear aspect, radiator and carpeted flooring.

#### **Bathroom**

Comprising of a low level WC, vanity wash hand basin and a panelled bath with glass panel and shower over. uPVC frosted double glazed window, cladded walls, inset ceiling spotlights and radiator.

#### **EXTERNALLY**

#### **Gardens**

A front garden with Astroturf area, driveway offering off road parking and side access to the rear garden.

A low maintenance, patio laid rear garden with Astro turf area, decking area and a garden shed with bar.

#### **Viewings**

Strictly By Appointment Only

#### **Utilities**

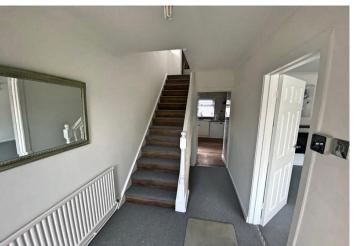
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

Current heating type Gas

Tenure (To be confirmed) Freehold

































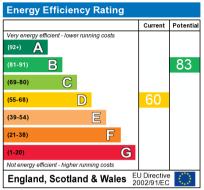




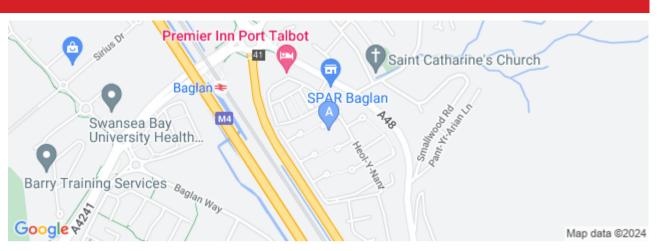




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: 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 further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortagge or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

#### Neath Port Talbot Head Office

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Lettings

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