



Hawthorn Avenue, Baglan, Port Talbot,  
Neath Port Talbot. SA12 8PG

Offers Over £97,000



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Available for sale with NO ONGOING CHAIN this WELL PRESENTED two bedroom first floor flat ideally located within easy access of local schools, shops and amenities. Benefiting from a PRIVATE ENCLOSED REAR GARDEN and its own private entrance.

## Offers Over £97,000 - Leasehold

- Two bedroom first floor flat
- No onward chain EPC-C72
- Private garden to the rear
- Combination boiler
- Private entrance
- Popular residential location



## DESCRIPTION

Ideally located in the popular residential area of Baglan we are pleased to introduce this well presented two bedroom first floor flat. Situated within walking distance of local schools, shops and amenities along with excellent links to the M4 corridor. The property benefits from an enclosed private rear garden and its own private entrance.

Accommodation briefly comprises entrance hall, lounge, two double bedrooms, kitchen and bathroom. Externally to the rear the property benefits from an enclosed garden.

## ENTRANCE

Enter via PVCu door into ground floor entrance hall. Double glazed PVCu window to the side. Fitted carpet. Staircase leading to first floor hallway.

## FIRST FLOOR LANDING

Centre ceiling light. Radiator. Laminate flooring in a wood effect. Fitted storage cupboard. Doorways leading off to lounge, two bedrooms, kitchen and bathroom.

## LOUNGE (17' 2" x 11' 6") or (5.22m x 3.51m)

Centre ceiling light. Two double glazed PVCu windows to the front. Radiator. Laminate flooring in a wood effect.

## BEDROOM 1 (13' 5" x 9' 4") or (4.08m x 2.85m)

Centre ceiling light. Double glazed PVCu window to the front. Radiator. Over stair storage cupboard. Fitted carpet.

## BEDROOM 2 (11' 7" x 10' 8") or (3.52m x 3.25m)

Centre ceiling light. Double glazed PVCu window overlooking the rear garden. Radiator. Built in over stair storage cupboard. Fitted carpet.

## BATHROOM (7' 10" x 5' 10") or (2.40m x 1.78m)

Centre ceiling light. Double glazed frosted glass PVCu window to the rear. Three piece suite comprising panelled bath, low level w.c. and pedestal wash hand basin. Tiling to splash back areas. Radiator. Tiled flooring.

## KITCHEN (13' 7" x 12' 11") or (4.13m x 3.94m)


Centre ceiling light. Kitchen is fitted with a range of wall and base units with coordinating laminate work top. Four ring gas burner hob with electric oven beneath. One and a half sink with drainer and mixer tap. Built in storage cupboard. Plumbing for an automatic washing machine. Space for freestanding fridge freezer. Ample space for dining table and chairs. Radiator. Tile effect flooring.

## OUTSIDE

To the rear of the property there is an enclosed garden that can be accessed from the side of the property. The garden is bound by high level panel fencing and is mainly laid to lawn with steps and a pathway leading to the rear.



# 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>	72	76
(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.



## Awaiting Floorplans

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