

44 Birch Road, Port Talbot, SA12 8PW

Reduced To £84,995

RECENTLY REDUCED !!!! MUST BE VIEWED TO APPRECIATE THIS SPACIOUS FIRST FLOOR, TWO BEDROOM FLAT SITUATED IN BAGLAN.

PENNAF PREMIER are pleased to offer for sale this well presented two bedroom first floor flat. The property benefits from kitchen\diner, reception room, 2 bedrooms and bathroom with large garden to the rear. Situated in a quiet area of Baglan, close to local shops, amenities, schools, bus routes and M4 corridor. Newly laid carpets. Viewing is highly recommended. To arrange a viewing please contact 01639 760033.

Ground Floor

Hallway

Entrance via Upvc front door and side Upvc window to into ground floor hallway, carpet, emulsion papered wall, power point . Stairs leading to first floor



First Floor

Stairs and landing

Stairs leading to door at top of stairs to landing, emulsion walls and ceiling with central light, radiator, power points, storage cupboard.

Kitchen\diner

13'4" x 13'0" (4.076 x 3.984)

The kitchen\diner comprises of matching wall and base units, laminate worktops, intergrated electric over, stainless steel sink and drainer with mixer taps, plumbed for washing machine. space for tumble dryer. UPVC double glazed window to rear. Part tiled wall over sink with emulsion walls and ceiling, radiator, power points. Cupboard housing combination boiler serving domestic heating and hot water. Storage cupboard and shelves. Central light fitting and vinyl flooring. Door into landing.



Living Room

17'1" x 11'5" (5.214 x 3.504)

Two uPVC double glazed windows to front, wooden fireplace surround housing electric fire, emulsion papered walls and ceiling, radiator, power points, carpet flooring. Intercom.



Bedroom 1

13'6" x 9'4" (4.121 x 2.858)

UPVC double glazed window to front, papered and emulsion walls and ceiling, radiator, power points, cupboard with shelves, intercom phone, carpet flooring.



Bedroom 2

11'6" x 10'7" (3.509 x 3.250)

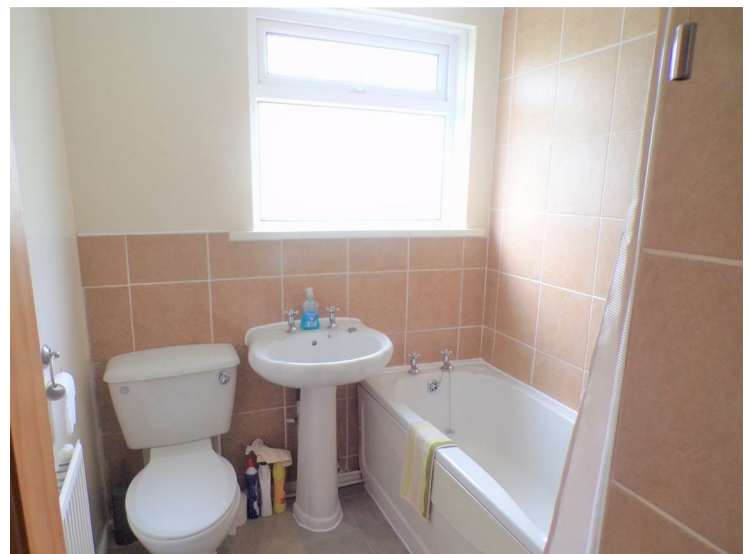
UPVC double glazed window to rear, papered emulsion walls and ceiling, radiator, power points, cupboard with shelves, carpet flooring.



Bathroom

7'3" x 5'11" (2.216 x 1.826)

UPVC double glazed window, tiled and part emulsion walls, electric shower over the bath with shower curtain, vanity hand wash hand basin, low level W.C, radiator, vinyl flooring.

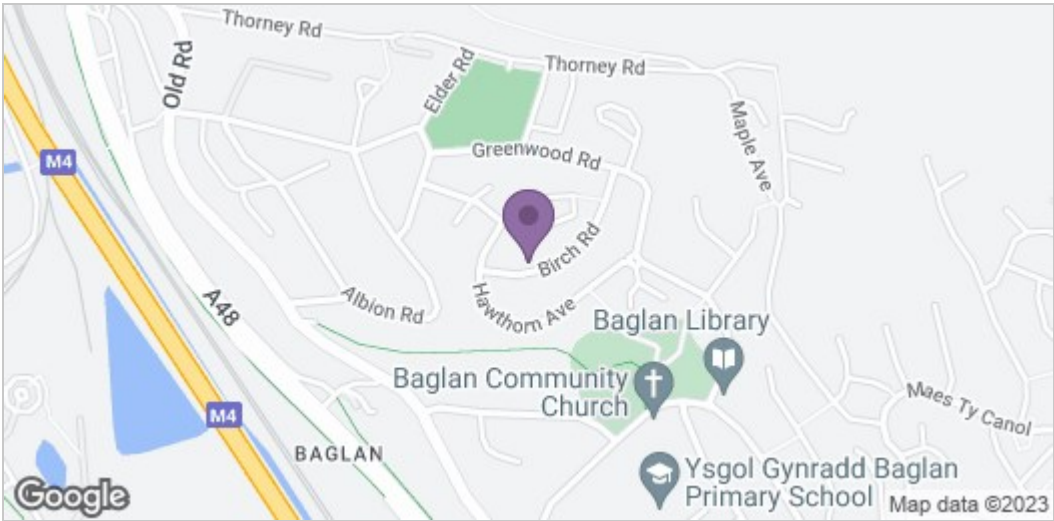


External

Rear Garden

Steps and pathway leading to large rear garden part lawned with mature trees and shrubs. Part shared access to next door.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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