



Birch Road, offers in the region of £100,000

- No Ongoing Chain!
- Private rear garden
- Two double bedrooms
- Ideal first-time buy, downsizer or investment opportunity
- EPC Rating: Awaited
- Council Tax Band A



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About the property

No Ongoing Chain! Spacious two-bedroom first-floor flat on Birch Road, Baglan, featuring two double bedrooms with fitted wardrobes, and a large kitchen/diner. Benefiting from private front and rear gardens plus a storage shed, this property is ideal for first-time buyers, downsizers or investors!

Accommodation

Entrance Porch

Living Room

Kitchen/Diner

Bathroom

Bedroom One

Bedroom Two

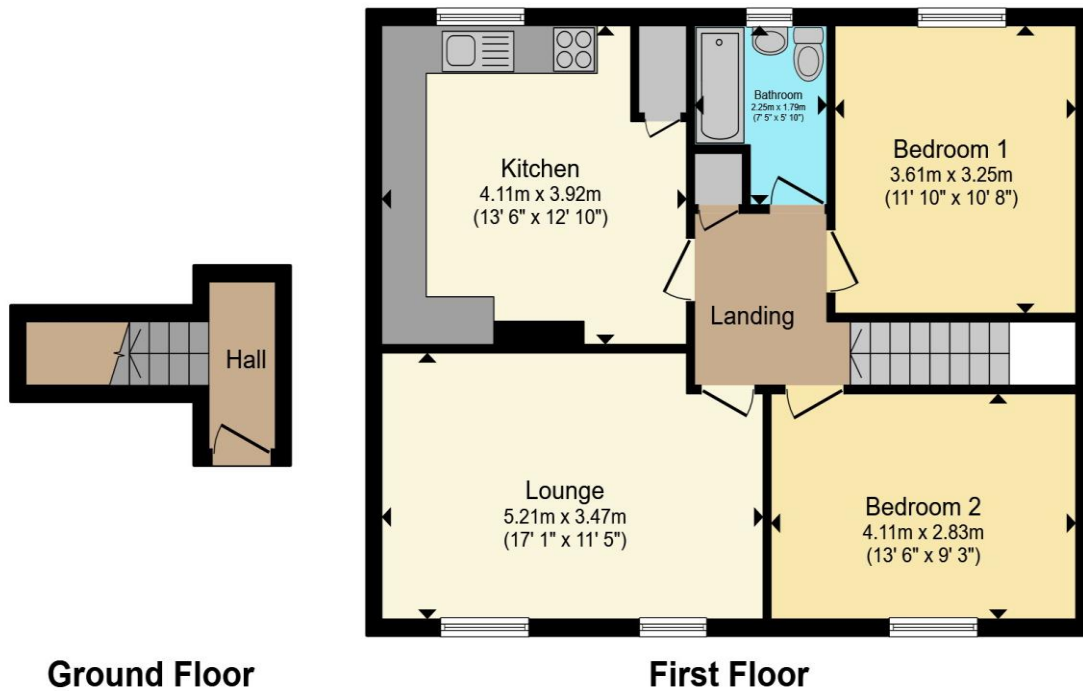


Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timesframes involved.

Floorplan



Total floor area 73.5 m² (791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.