Fernfield
Baglan
Port Talbot
Neath Port Talbot.

Price **£399,995**











- DETACHED HOUSE
- WITH OPTION TO PURCHASE
- UP TO 18 ACRES OF WOODLAND
- SPACIOUS ACCOMMODATION
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- VIEWING HIGHLY RECOMMENDED

General Description

EPC Rating: D59

Located just minutes from Baglan's local amenities and less than 15 minutes from the M4 Junction 41. The stunning Afan Forest Park and local beaches are just a short drive away offering excellent outdoor recreational opportunities. Council Tax Band D. Viewing is highly recommended to full appreciate the property and the surrounding acreage.

Fernfield, Baglan, Port Talbot, Neath Port Talbot.

Property Description
Offered for sale is this attractive adaptable four bedroom detached property with three reception rooms, kitchen, shower room and bathroom. There is an option to purchase all or part of the 18 acres of woodland surrounding the property (please contact the Agent to discuss further). The character farmhouse is perfectly positioned just outside the village of Baglan Port Talbot, offering a self sufficient semi rural lifestyle. Nestled in a private elevated position this well presented home seamlessly blends rustic charm with modern convenience. Please contact the office on 01639 881556 for further details.

Hall
Stairs to the first floor, coved ceiling, tiled floor, radiator and open to:

Snug (10' 0" x 9' 04") or (3.05m x 2.84m)
Feature fireplace incorporating wood burning stove, plumbing for washing machine, inner hallway and double glazed obscure window to the rear.

Reception Room/Bed 5 (14' 08" x 11' 04") or (4.47m x 3.45m)
Laminate floor, coved ceiling, radiator and double glazed window to the front.

Shower Room & WC (8' 01" x 5' 04") or (2.46m x 1.63m)
Comprising walk in double shower cubicle, pedestal wash hand basin and low level W.C. Part tiled walls, tiled flooring, velux window and spotlights to ceiling. Heated towel rail, radiator, and double glazed obscure window to the side.

Lounge (14' 08" x 11' 02") or (4.47m x 3.40m)
Feature fireplace, coved ceiling, radiator, laminate floor and double glazed window to the front.

Dining Room (14' 04" x 11' 02") or (4.37m x 3.40m)
Wall mounted gas central heating boiler, coved ceiling, tiled floor, radiator and double glazed windows to the front and rear.

Kitchen (11' 02" x 8' 04") or (3.40m x 2.54m)
Fitted with a range of wall, drawer and base units incorporating one and half bowl sink and drainer. Electric oven, five ring gas hob with extractor chimney over, integrated dishwasher and space for fridge freezer. Tiled floor, part tiled walls, coved ceiling, radiator, double glazed obscure window to the side, double glazed window to the front and double glazed door to the rear.

First Floor Landing
Access to loft with pull down ladder, velux window to ceiling and water tank. Wooden flooring.

Bedroom 1 (14' 08" Max x 10' 08" Max) or (4.47m Max x 3.25m Max)
Velux window to ceiling and spotlights. Wooden flooring, radiator and double glazed window to the front.

Bedroom 2 (15' 0" x 9' 09") or (4.57m x 2.97m)
Velux window to ceiling and spotlights. Wooden flooring, radiator and double glazed windows to the front and rear.

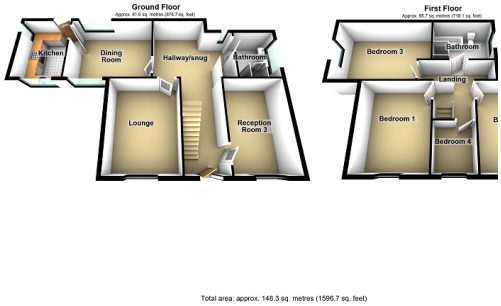
Bedroom 3 (14' 03" x 11' 01") or (4.34m x 3.38m)
Coved ceiling, wooden flooring, radiator and double glazed windows to the front and side.

Bedroom 4 (7' 05" x 7' 03") or (2.26m x 2.21m)
Wooden flooring, radiator and double glazed window to the front.

Bathroom/W.C. (9' 06" x 7' 02") or (2.90m x 2.18m)
Comprising panelled bath with mixer tap and shower hose, double shower, pedestal wash hand basin and low level W.C. Part tiled walls, tiled flooring, radiator and double glazed obscure window to the side.

Outside
There is a patio to the front and side of the property which sits in approximately 18 acres of woodland.

Broadband and Mobile phone
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.



Total area: approx. 148.3 sq. metres (1596.7 sq. feet)





Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.