



## Bwlch Farm Baglan, Cwmavon, Port Talbot, SA12 9YA

Offers In The Region Of £750,000

- CHOICE RESIDENTIAL HOLDING OF 7 ACRES (STC)
- FAR REACHING VIEWS OVER DRAMATIC COUNTRYSIDE AND SWANSEA BAY
- MUCH REFURBISHED AND EXTENDED TO PROVIDE VERSATILE ACCOMMODATION
- MAIN BEDROOM WITH EN SUITE; 4 FURTHER BEDROOMS & 2 BATHROOMS
- SPACIOUS GROUNDS AND PASTURE PADDOCKS
- STUNNING SECLUDED YET CONVENIENT LOCATION
- ATTRACTIVE PERIOD FARMHOUSE
- 4 RECEPTIONS AND LARGE KITCHEN LIVING ROOM WITH RAYBURN RANGE
- DOUBLE GLAZING AND OIL FIRED CENTRAL HEATING
- EPC RATING D

# Bwlch Farm Baglan, Port Talbot SA12 9YA

A superb opportunity arises to acquire a choice residential smallholding of 7 acres or thereabouts set in stunning secluded yet convenient location commanding far reaching views over dramatic country and Swansea Bay. The property comprises an attractive Period farmhouse which has been the subject of much refurbishment and extension to provide a versatile family home with annexe potential. The spacious accommodation provides: Reception Hall; Cloakroom; Kitchen/Breakfast Room with Rayburn range; Dining Room with feature fireplace; Lounge with stone surround fireplace; Family Room/Annexe; Wet Room; Utility Room; Sitting Room; Conservatory; Galleried landing; Main Bedroom with en suite; 4 further Bedrooms and 2 Bathrooms. Attic Room. Double glazing. Oil fired central heating. Spacious grounds. Pasture paddocks. A gem, book a viewing today ...



Council Tax Band: D



## NB

These details are a general guideline for intending purchasers and do not constitute an offer of contract. Morgan Carpenters have visited the property, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Sellers have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and the Solicitors enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, Easements, or other matters relating to it.

## PROOF OF ID

In order to comply with anti-money laundering regulations, Morgan Carpenter Ltd require all buyers to provide us with: (i) proof of identity (ii) proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: A photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: A bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

## VIEWING

By appointment with Morgan Carpenter 01558 821269

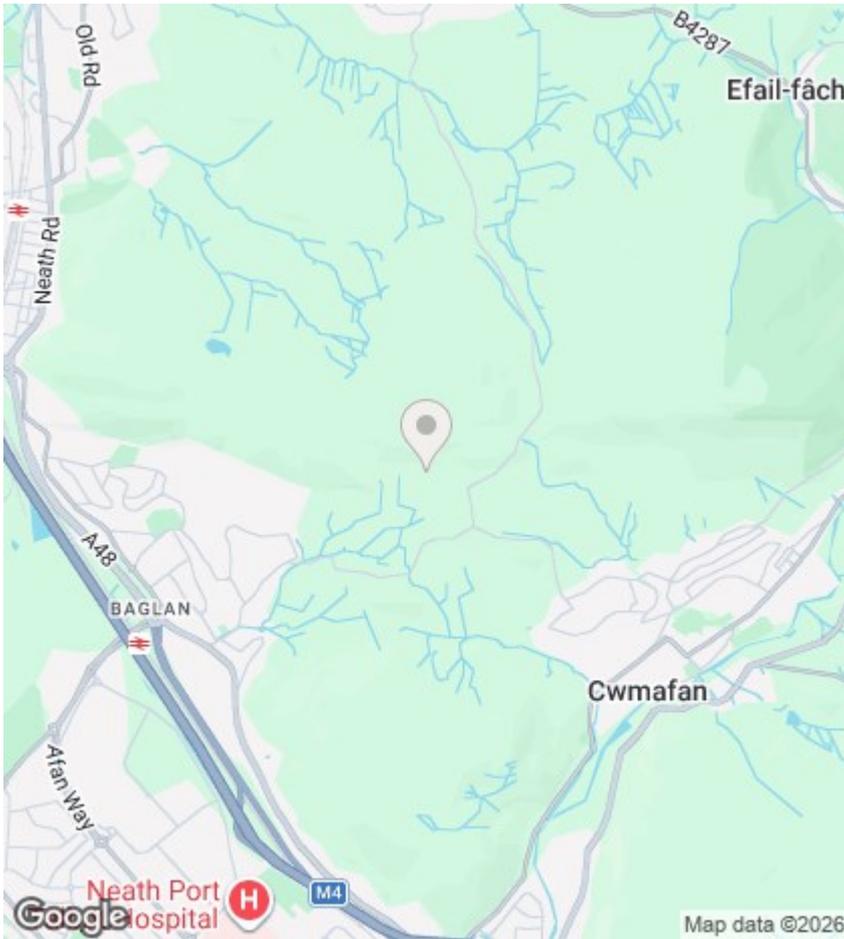
## WEBSITE

View all our properties on:  
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[www.zoopla.co.uk](http://www.zoopla.co.uk); [www.primelocation.com](http://www.primelocation.com), or  
[www.onthemarket.com](http://www.onthemarket.com)

## OUT OF OFFICE HOURS CONTACT

Jonathan Morgan 07989 296883





## Directions

## Viewings

Viewings by arrangement only. Call 01558821269 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		56	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

