

REDUCED



4 Heol Y Nant, Baglan, Port Talbot, West Glamorgan SA12 8ER

£169,999 -

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PROPERTY SUMMARY

We are pleased to offer this two bedroom semi detached bungalow situated in the popular area of Baglan, close to local schools, shops and amenities. Has good links to M4 corridor.

POINTS OF INTEREST

- Two bedroom semi detached bungalow
- Fitted kitchen
- Off road parking and garage
- Spacious lounge/diner
- Desirable area



ROOM DESCRIPTIONS

Accommodation

Briefly comprises entrance hallway, lounge/diner, kitchen, two bedrooms and bathroom. To the outside low maintenance front and rear gardens. Ample parking and single garage.

Entrance

Accessed via half double glazed PVCu front door leading into: Hallway Papered and coved ceiling. Loft access hatch. Emulsioned walls. Radiator. Fitted carpet. Two built in storage cupboards. Doors leading off.

Kitchen

3.23m x 2.63m (10' 7" x 8' 8") Stippled ceiling. Emulsioned walls. Radiator. Vinyl flooring. Front facing PVCu double glazed window. Kitchen is fitted with a range of wall and base units and laminate worktop. One and a half stainless steel sink and drainer with chrome hot & cold mixer tap. Built in four ring electric hob with stainless splash back and overhead extractor hood. Built in electric oven below. Under counter space for washing machine. Space for upright fridge/freezer.

Lounge/diner

5.06m x 3.16m (16' 7" x 10' 4") Stippled and coved ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Wall mounted electric fire.

Master Bedroom

4.51m x 3.17m (14' 10" x 10' 5") Stippled and coved ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

Bedroom 2

3.14m x 2.64m (10' 4" x 8' 8") Stippled and coved ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Vinyl flooring.

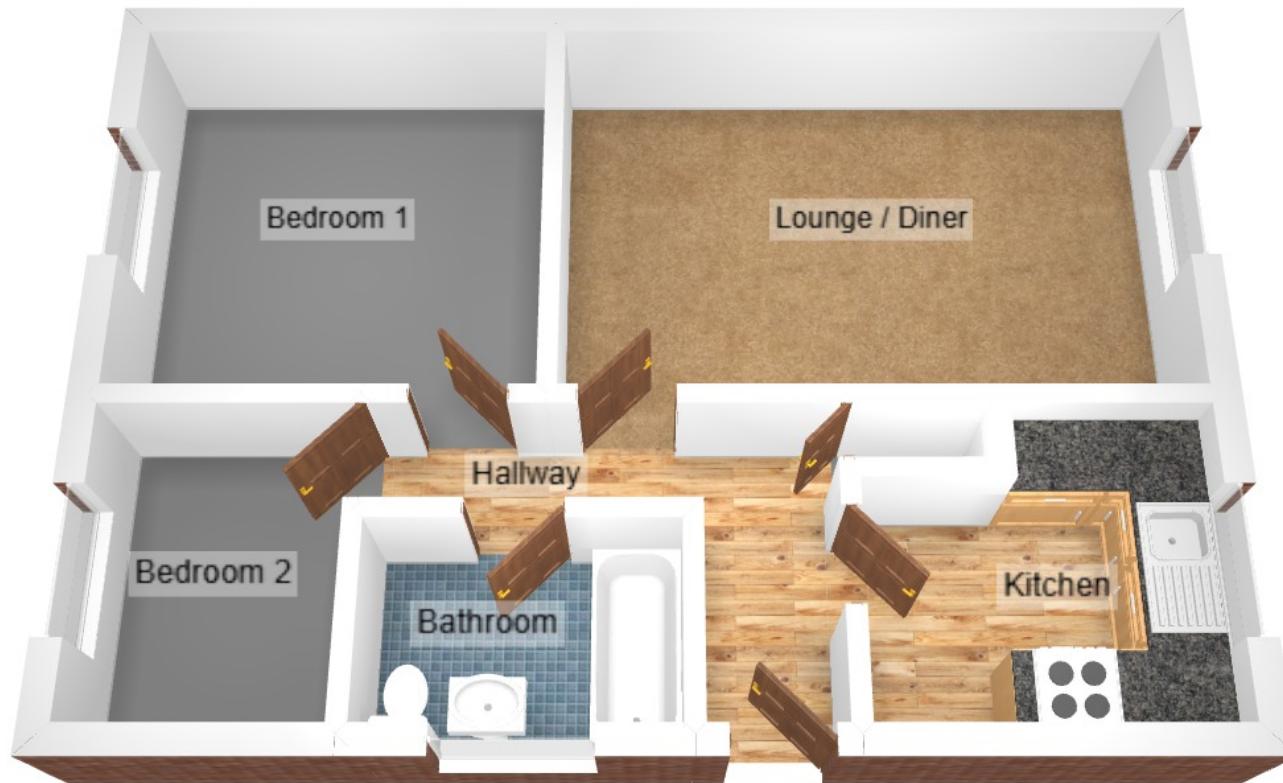
Family bathroom

1.96m x 1.69m (6' 5" x 5' 7") Stippled ceiling. Spotlight fitting. Emulsioned walls with ceramic tiles to splash back. Side facing frosted PVCu double glazed window. Wall mounted chrome heated towel rail. Vinyl flooring. Room is fitted with a three piece suite comprising w.c. pedestal wash hand basin, bath tub and wall mounted mains fed electric shower with bi-fold shower screen.

Outside

To the front the garden is bounded on two sides by wall and wood fence. Concrete driveway. Garden is laid mainly to lawn with planted shrubs and stone pavers. Side wooden gate giving access to the driveway leading to brick built single garage with traditional up and over door. Rear garden is bounded by wall and laid mainly to lawn. Wooden decked area. Side door into garage.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			