

FOR
SALE



10 Lilac Grove, Baglan, Port Talbot, West Glamorgan SA12 8PD

£220,000 - Freehold

53, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

PROPERTY SUMMARY

We are pleased to introduce for sale with no onward chain this well presented five bedroom semi detached family home located in the heart of Baglan. Situated conveniently within close proximity to local shops, schools and amenities as well as the M4 corridor for commuter access. The property benefits from well proportioned living space across three floors while its open plan kitchen/diner is perfect for modern family living. Early viewing is highly recommended to appreciate all this property has to offer.

POINTS OF INTEREST

- Five bedroom semi detached house
- Open plan kitchen / diner
- Landscaped rear garden
- Multi purpose garden room
- No onward chain



ROOM DESCRIPTIONS

Entrance

Via PVCu door through to the entrance hall.

Entrance Hall

Skimmed and emulsioned ceiling with ceiling light and smoke detector, high rise electric box, skimmed and emulsioned walls, radiator and stone flooring. Staircase leading to the first floor with under stairs storage.

Reception 1

3.55m x 3.39m (11' 8" x 11' 1") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, picture rail, radiator and PVCu double glazed window overlooking the front aspect. Chimney breast with alcove either side and feature wall lights, fitted carpet and double doors leading through to the open plan L shaped kitchen/diner.

Kitchen/Diner

6.39m x 4.82m (21' 0" x 15' 10") measurements shorten to 3.22m. Skimmed and emulsioned ceiling with inset spot lights, skimmed and emulsioned walls, radiator and dual aspect PVCu double glazed windows overlooking the rear. The kitchen comprises a range of wall and base units in shaker style with co-ordinating marble effect work surfaces and tiling to the splash back areas. Integrated appliances include four ring gas hob and oven with overhead extractor hood. Low level fridge and freezer, matt black inset sink with drainer and matching mixer tap. Space and plumbing for automatic washing machine and breakfast bar. To the dining area there is space for a log burner and cupboard housing the gas fired boiler. Space for dining table and chairs and a continuation of the stone flooring.

Landing

Via stairs with fitted carpet and spindle balustrade. Skimmed and emulsioned ceiling with inset spot lights and smoke detector. Skimmed and emulsioned walls, PVCu double glazed window overlooking the front aspect, fitted carpet and doors leading off. Stairs leading to the attic rooms.

Bedroom 1

3.35m x 3.65m (11' 0" x 12' 0") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, fitted carpet and PVCu double glazed window overlooking the rear aspect.

Bedroom 2

2.72m x 3.33m (8' 11" x 10' 11") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, fitted carpet, PVCu double glazed window to front aspect and under stairs storage.

Bedroom 3

2.14m x 3.14m (7' 0" x 10' 4") Skimmed and emulsioned ceiling with ceiling light, emulsioned walls, radiator, fitted carpet and PVCu double glazed window overlooking the rear aspect.

Family bathroom

2.27m x 2.98m (7' 5" x 9' 9") Skimmed and emulsioned ceiling with inset spotlights, floor to ceiling tiled walls, wall mounted chrome heated towel rail, tiled flooring and PVCu frosted double glazed window overlooking the side aspect. Three piece suite comprising low level w.c. wash hand basin with chrome mixer tap with vanity surround and double ended bath tub with chrome mixer tap and rainfall shower with glass shower screen.

Second floor landing

Via stairs with fitted carpet and handrail. Skimmed ceiling with ceiling light and smoke detector. Velux window, fitted carpet and doors leading off.

Bedroom 4

3.10m x 3.17m (10' 2" x 10' 5") Apex ceiling which is skimmed and emulsioned with ceiling light, skimmed and emulsioned walls, radiator and Velux window overlooking the rear aspect. Built in storage to the eaves and fitted carpet.

Bedroom 5

2.27m x 3.07m (7' 5" x 10' 1") Apex ceiling which is skimmed and emulsioned with ceiling light, skimmed and emulsioned walls, fitted carpet, radiator, Velux window to the rear aspect and built in storage to the eaves.

Lean-to

To the side of the property with power, lighting and water. PVCu double glazed door to the front and a secondary PVCu double glazed door leading to the rear garden.

Outside

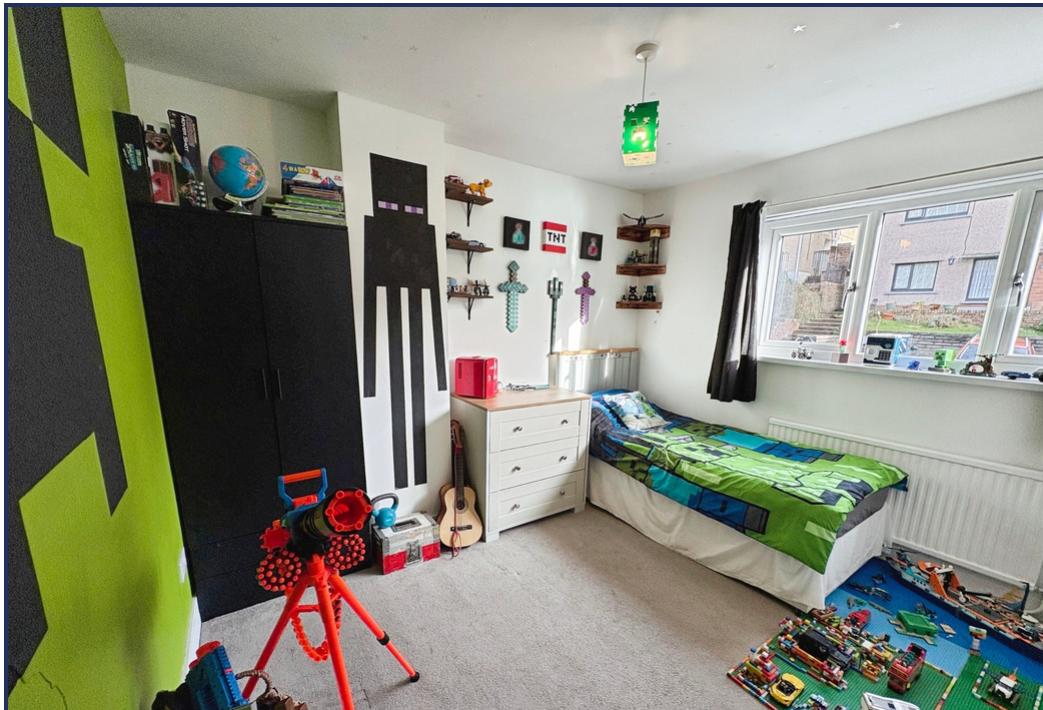
To the rear of the property is a landscaped garden which has been split over three gradual tiers. First tier is laid to patio slabs with raised deck ideal for garden furniture and entertaining and surrounding outside lighting. Step down to an area laid to Astroturf bound by feather edge fencing and wooden balustrade. Steps lead down to a final tier bound by panel fencing with double gated access to the rear lane. Area laid to patio slabs and wall mounted lights. Raised beds for further planting or wood store.

Games room

4.38m x 5.70m (14' 4" x 18' 8") Versatile space finished with skimmed and emulsioned ceiling with inset spot lights and feature pendant light with built in speakers for surround sound. Part emulsioned / part wood panelled walls, PVCu double glazed French doors leading out to a patio space. Chimney breast with alcoves either side and space for electric fire. Bar area.

Storage shed

2.29m x 5.02m (7' 6" x 16' 6") Power points and lighting.



Awaiting EPC &
Floorplan