

FOR
SALE



PROPERTY SUMMARY

We are pleased to present to the market this three bedroom semi-detached traditional build house located in the desirable location of BAGLAN. Located near the local primary school Ysgol Gynradd Baglan, Evans Bevens playing fields, local shops, amenities and good transport links to Port Talbot Town centre and the M4 corridor. Property benefits from a single garage to the front of the garden. Offered with NO ONGOING CHAIN.

POINTS OF INTEREST

- Three bedroom semi-detached house
- Two reception rooms
- NO ONGOING CHAIN
- Spectacular views from elevated position
- Single garage
- Council Tax C/EPC D



ROOM DESCRIPTIONS

Accommodation

briefly comprises hallway, lounge, dining room, kitchen, three bedrooms, family bathroom, front and rear gardens boasting spectacular views. Key features: Freehold Elevated position overlooking Port Talbot Single garage Sold with no ongoing chain

Entrance

Accessed via a PVCu part glazed door leading into: Porch Skimmed ceiling. PVCu double glazed units. Emulsioned walls. Tiled flooring. PVCu frosted glazed door leading into: Hallway Papered ceiling. Coved. Papered walls. Dado rail. Radiator. Wood effect laminate floor covering. Staircase leading up to first floor accommodation. Door into:

Lounge

5.16m x 3.35m (16' 11" x 11' 0") Papered ceiling. Coved. Papered walls. Front facing PVCu double glazed french doors. Radiator. Continuation of the laminate flooring. Focal point to the room is the wooden mantle and tiled hearth with freestanding log burner. Under stair storage cupboard. Door into:

Dining Room

3.20m x 3.10m (10' 6" x 10' 2") Papered ceiling. Coved. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Continuation of laminate flooring. Doorway into:

Kitchen

3.15m x 2.09m (10' 4" x 6' 10") Papered ceiling. Part papered part tiled walls. Rear facing PVCu double glazed window and PVCu frosted double glazed door. Radiator. Tiled flooring. Room is fitted with a range of wall and base units with complementary work surfaces. Stainless steel sink and drainer. Built in four ring gas hob and extractor hood. Built in oven below. Space for upright fridge/freezer. Under counter space for two kitchen appliances. Landing Papered ceiling. Coved. Loft access hatch. Papered walls. Dado rail. Side facing PVCu frosted double glazed window. Laminate flooring. Airing cupboard. All doors leading off.

Family bathroom

2.39m x 1.72m (7' 10" x 5' 8") Skimmed ceiling. Extractor fan. Spotlight fittings. Side facing PVCu frosted double glazed window. Tiled walls. Wall mounted towel rail heater. Tiled floor. Room is fitted with a three piece suite comprising w.c. wash hand basin set within a vanity unit, 'P'-shaped bath with mains fed shower and glass shower screen.

Bedroom 1

4.03m x 2.51m (13' 3" x 8' 3") Papered ceiling. Coved. Papered walls. Rear facing PVCu double glazed window. Radiator. Grey laminate flooring.

Bedroom 2

3.48m x 2.43m (11' 5" x 8' 0") 3.48m to the fitted wardrobes. Papered ceiling. Coved. Papered walls. Front facing PVCu double glazed window. Radiator. Grey laminate flooring. Built in wardrobes.

Bedroom 3

2.61m x 1.85m (8' 7" x 6' 1") Papered ceiling. Coved. Papered walls. Front facing PVCu double glazed window. Radiator. Grey laminate flooring. Outside To the front the garden is elevated.

Steps leading up to front door and paved steps leading to a decked balcony with steps leading to the french doors. Pathway leading down the side of the property to a wooden gate giving access to the rear garden.

Single garage to the front access via traditional up and over door. Rear garden is bounded on two sides by wall and fencing to the rear. Garden is tiered with steps leading up to a paved sun terrace. Further steps up to an astro turf tier with more steps leading up to a decked area ideal for garden furniture. Wooden storage shed. Outside tap.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (68)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



