

REDUCED



41 Mayberry Road, Baglan, Port Talbot, West Glamorgan SA12 8DG

Offers Over £175,000 - Freehold

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PROPERTY SUMMARY

NEWLY REFURBISHED TRADITIONAL three bed semi-detached house offering spacious accommodation, off road parking and located close to local schools, shops and transport links. Ideal purchase for first-time buyers or young families this property is move-in ready with no onward chain. **EARLY VIEWING IS HIGHLY RECOMMENDED.**

POINTS OF INTEREST

- Three bedroom semi-detached house
- Recently refurbished throughout
- Family bathroom to ground floor
- Driveway parking and enclosed rear garden
- Popular Baglan location, easy access to M4
- **NO ONGOING CHAIN**



ROOM DESCRIPTIONS

Entrance

Via PVCu front door leading into hallway finished with skimmed ceiling, emulsioned walls, vertical radiator and fitted carpet. Staircase leading to first floor. Door into ground floor accommodation.

Reception 1

3.07m x 3.82m (10' 1" x 12' 6") Skimmed ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Under stair storage cupboard housing gas meter. Opening into reception 2.

Reception 2

2.80m x 3.55m (9' 2" x 11' 8") Skimmed ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Door into downstairs bathroom.

Downstairs bathroom

1.48m x 3.52m (4' 10" x 11' 7") Skimmed ceiling, tiled walls, frosted PVCu double glazed window overlooking the side of the property, wall mounted towelrail heater and tiled flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with overhead shower attachment and shower screen.

Kitchen/Diner

2.61m x 3.13m (8' 7" x 10' 3") Skimmed ceiling, part emulsioned/part tiled walls, vertical radiator, PVCu double glazed window overlooking the rear of the property, side facing PVCu double glazed window, part frosted PVCu glazed door leading to lean-to storage area. A range of wall and base units with complementary work surface. White composite sink and drainer. Four ring induction hob with black extractor hood above and built in oven below. Under counter space for two kitchen appliances. Wall mounted boiler.

Landing

Via stairs. Skimmed ceiling, access to loft, emulsioned walls, frosted PVCu double glazed window overlooking the side of the property and fitted carpet. All doors leading off.

Bedroom 1

3.08m x 4.78m (10' 1" x 15' 8") Measurements into the alcove. Skimmed ceiling, emulsioned walls with picture rail, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Bedroom 2

2.68m x 3.55m (8' 10" x 11' 8") Skimmed ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

Bedroom 3

2m x 2.63m (6' 7" x 8' 8") Skimmed ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet.

Lean-To

Lean-To storage area with polycarbonate roof, painted brick walls, tiled flooring and doors leading off to storage areas and outside w.c. Wooden door leading to rear garden, wooden door giving access to the front of the property, door leading to outside WC. Door leading into storage shed with potential to be used as a garage. Door through to a further storage area with power.

Outside

Rear garden bounded by wall laid mainly to patio.

To the front the garden is bounded by wall and is laid mainly to concrete. Raised area laid to chippings and raised flowerbed. Gate giving access to off road parking. Path leading to front door. Side gated access to the side storage area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			