

FOR  
SALE



31 Birch Road, Baglan, Port Talbot, West Glamorgan SA12 8PN

£165,000 - Freehold



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



## PROPERTY SUMMARY

Situated in the popular residential area of Baglan, this well presented property offers comfortable living accommodation throughout making it ideal for first time buyers, growing families or buy to let investors. The home benefits from well proportioned rooms and a welcoming layout with the added convenience of being close to local shops, Schools and amenities. Excellent transport links provide easy access to Port Talbot town centre, the M4 corridor for commuter access and surrounding areas. Internal viewing is highly recommended to appreciate all that this beautifully presented property has to offer.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Family bathroom to first floor
- Conservatory
- NO ONGOING CHAIN
- Beautifully presented throughout
- Open plan kitchen/diner



## ROOM DESCRIPTIONS

### Entrance

Via PVCu door with frosted glass panel through to entrance finished with skimmed and coved ceiling, spot light, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and laminate flooring. Stairs leading to first floor. Door through to lounge.

### Lounge

3.52m x 4.54m (11' 7" x 14' 11") Skimmed and coved ceiling, inset spot lights, emulsioned walls, anthracite modern vertical radiator, under stair storage, chimney breast with alcoves either side, glazing through to conservatory. Door to kitchen/diner.

### Kitchen/diner

3.02m x 5.56m (9' 11" x 18' 3") Skimmed and coved ceiling, inset spot lights, emulsioned walls, PVCu double glazed window overlooking the front aspect, wall mounted modern anthracite vertical radiator, under stair storage and tiled flooring. A range of wall and base units in high gloss white with co-ordinating work surfaces and matching up stands. One and a half inset sink with drainer and mixer tap. Built in four ring gas hob and oven with overhead extractor hood. Space and plumbing for automatic washing machine and space for tumble dryer. Space for fridge/freezer. Timber door leading to conservatory. PVCu door leading to the side of the property.

### Conservatory

2.69m x 5.72m (8' 10" x 18' 9") PVCu double glazed windows set on dwarf wall, PVCu double glazed French doors leading to rear patio, two radiators, two wall lights, frosted glazing looking into the lounge and a continuation of the tiled flooring.

### First floor landing

Via stairs with fitted carpet and hand rail. Skimmed and coved ceiling, ceiling light, access to loft, smoke detector, emulsioned walls, PVCu double glazed window overlooking the front of the property and fitted carpet. Built in airing cupboard. Doors leading off.

### Bedroom 1

3.02m x 3.58m (9' 11" x 11' 9") Skimmed and coved ceiling, ceiling light, emulsioned walls with one feature acoustic panelled wall, radiator, PVCu double glazed window overlooking the rear aspect with views over the mountains, built in wardrobes and fitted carpet.

### Bedroom 2

2.78m x 2.90m (9' 1" x 9' 6") Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

### Bedroom 3

2.10m x 2.71m (6' 11" x 8' 11") Skimmed and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

### Family Bathroom

1.70m x 1.87m (5' 7" x 6' 2") Skimmed ceiling, ceiling light, tiled walls, wall mounted matt black heated towel rail, PVCu frosted double glazed window overlooking the side of the property and vinyl flooring. Three piece suite comprising low level WC, wash hand basin set on vanity unit with matte black mixer tap and panelled bath with overhead matte black shower with matching shower screen.

### Outside

Enclosed low maintenance rear garden spread over two tiers. The first tier is laid to patio ideal for garden furniture and entertaining. To the side of the property there is a lean-to which is ideal for storage. Steps lead down to the lower tier which is laid to artificial turf and bound by feather edge fencing. Outside power.

The front of the property is low maintenance and is laid to stone chippings set over two tiers with steps leading to the front door.







Awaiting EPC &  
Floorplan