

FOR
SALE



29 Elmwood Road, Baglan, Port Talbot, West Glamorgan SA12 8TG

£190,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Set in the highly desirable residential area of Baglan, this attractive three-bedroom semi-detached home presents an excellent opportunity for first-time buyers and investors alike. Ideally positioned close to reputable local schools and offering easy access to the M4 motorway, the property combines convenience, comfort, and potential in equal measure. The home welcomes you through an enclosed porch, leading into a bright entrance hall that sets the tone for the well-arranged accommodation. The spacious lounge provides a relaxing setting for everyday living, while the adjoining dining area offers an ideal space for family meals or entertaining. The kitchen is both practical and well-proportioned, with ample storage and work surfaces to support busy household routines. Upstairs, the property features three well-sized bedrooms, each offering flexibility for family living, guest accommodation, or home working. A modern family bathroom completes the first-floor layout. Externally, the home enjoys a driveway to the front, providing valuable off-road parking, and an enclosed rear garden, offering a private outdoor space perfect for children, pets, or outdoor dining throughout the warmer months. With its prime location, thoughtful layout, and strong appeal to a range of buyers, this property represents an excellent opportunity to secure a well-situated home in a sought-after area.

POINTS OF INTEREST

- Three bedroom semi detached house
- Lounge and dining area
- Driveway parking to the front
- Enclosed rear garden
- Easy access to the M4 and local primary schools
- Gas central heating



ROOM DESCRIPTIONS

Entrance

Via PVCu double glazed opaque door leading into the entrance porch.

Entrance porch

PVCu opaque window to the front, laminate flooring and timber framed door leading to the hallway.

Hallway

Stairs leading to the first floor with under stairs storage cupboard. Emulsioned walls, radiator, laminate flooring and doors leading into the lounge, dining room and opening into the kitchen.

Dining area

3.27m x 3.29m (10' 9" x 10' 10") Coving, PVCu double glazed window to the front, radiator, fitted carpet, feature fire recess and opening into the lounge.

Lounge

3.31m x 3.75m (10' 10" x 12' 4") Sliding double glazed aluminium patio doors, radiator, fitted carpet, papered walls and shelving.

Kitchen

2.58m x 2.64m (8' 6" x 8' 8") Emulsioned walls with tiling to the splash backs, vinyl flooring, PVCu double glazed window to the rear, opaque PVCu door leading out to the side and wall mounted towel rail. A range of matching wall and base units with complementary roll edge work surfaces housing a sink with single drainer and mixer tap. Plumbing for automatic washing machine.

Landing

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window to the side, emulsioned walls, loft access, fitted carpet and airing cupboard housing the wall mounted combination boiler.

Bedroom 1

3.33m x 3.71m (10' 11" x 12' 2") Emulsioned walls, coving, PVCu double glazed window overlooking the rear, radiator and fitted carpet.

Bedroom 2

3.00m x 3.26m (9' 10" x 10' 8") Emulsioned walls, double glazed PVCu window overlooking the front, radiator and fitted carpet.

Bedroom 3

2.65m x 2.37m (8' 8" x 7' 9") Access via a bi-fold door and finished with emulsioned walls, laminate flooring, radiator and PVCu double glazed window overlooking the rear.

Bathroom

PVCu double glazed opaque window to the front, coving, heated towel rail, floor to ceiling tiled walls, vinyl flooring and extractor fan. Three piece suite comprising low level WC, pedestal wash hand basin and corner bath with electric shower attachment.

Outside

Paved driveway to the front, laid to lawn with small retaining wall and hedges. Pathway leading to the front door.

The rear garden is laid to patio with pathway leading to a further patio and lawned area, bound by brick wall and hedging. Brick built storage shed and wooden storage shed. Side path leading to a wrought iron gate leading to the front and outside security light.





EPC