

FOR
SALE



23 Thornbury Close, Baglan, Port Talbot, West Glamorgan SA12 8EU

£250,000 -

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PROPERTY SUMMARY

We are pleased to present this three bedroom detached house located within a popular cul-de-sac in Baglan comprising entrance hallway, two reception rooms, kitchen, conservatory and WC. Three bedrooms and shower room. Low maintenance gardens and single garage. NO ONGOING CHAIN.

POINTS OF INTEREST

- Three bedroom detached house
- Conservatory to the rear
- Sought after location in Baglan
- No onward chain
- Single garage and driveway
- Requires modernisation internally
- EPC - Council tax - C



ROOM DESCRIPTIONS

Key Features

NO ONGOING CHAIN Requires modernisation internally Good transport links via the M4 New roof (2024) Ideal family home

Entrance

Porch Access via PVCu door with stained glass panel and coordinating side panels. PVCu tongue and groove cladding to the ceiling. Inset spotlights. Exposed brick wall. Carpet to the floor. PVCu door with stained glass panel and coordinating side panel into:

Entrance Hall

Stippled ceiling with light and smoke detector. Coving. Walls are papered with half height dado rail. Radiator. Stair case leading first floor landing. Fitted carpet. All doors leading off.

Downstairs w.c.

1.64m x 0.73m (5' 5" x 2' 5") PVCu tongue and groove cladding with centre ceiling light. Wood chip walls. PVCu frosted window looks to the side of the property. Low level W.C. and wall hung wash hand basin. Laminate flooring. Built in storage.

Kitchen

4.15m x 2.55m (13' 7" x 8' 4") Ceiling is stippled with centre strip light. Walls are papered with tiling to splash back areas. PVCu double glazed bay window to the front of the property. Kitchen comprises a range of white wall and base units with coordinating roll edge work surfaces. One and half stainless steel sink and drainer with mixer tap. Double oven. Integrated 4 gas ring cooker. Extractor hood. Space for undercounter fridge. Plumbing for automatic washing machine. Part glazed PVCu double glazed door to the side.

Reception

4.75m x 3.75m (15' 7" x 12' 4") Textured ceiling, coving, papered walls with half height dado rail, skirting and fitted carpet. PVCu double glazed window to the rear with fitted vertical blinds and radiator below. Feature marble fire surround with inset electric fire.

Reception 2

3.15m x 2.95m (10' 4" x 9' 8") Access via double doors. Textured ceiling, coving, central light fitting, papered walls with half height dado rail and fitted carpet. Radiator. PVCu double glazed french doors leading into the conservatory.

Conservatory

3.95m x 2.80m (13' 0" x 9' 2") Inset spotlights, triple aspect PVCu double glazed windows with vertical blinds, dwarf brick wall with PVC cill, ceramic tiles to the floor. Radiator. PVCu double glazed door leading to the rear garden.

First floor accommodation

The landing has textured ceiling, access to loft access, coving, central light pendant, papered walls with dado rail, skirting, fitted carpet. PVCu decorative stained glass window to the side. Fitted storage cupboard housing a gas fired combination boiler. Doors off to bedrooms and bathroom.

Bedroom 1

4.25m x 3.30m (13' 11" x 10' 10") Textured ceiling, central light fitting, papered walls, fitted carpet. Radiator. PVCu double glazed window to the rear. Fitted wardrobes and cupboards with drawers and sliding doors.

Bedroom 2

3.80m x 2.86m (12' 6" x 9' 5") Textured ceiling, papered walls, central light pendant, skirting, fitted carpet. PVCu double glazed window with radiator below. Fitted bedroom furniture.

Bedroom 3

3.20m x 2.45m (10' 6" x 8' 0") Textured ceiling with central light fitting, Papered walls and fitted carpet. PVCu double glazed window to the front with radiator below. Fitted storage cupboard.

Family bathroom

PVCu clad ceiling with recessed spotlights and extractor fan. Floor to ceiling Respetex panelled walls, ceramic tiled floor. PVCu glazed window with venetian blind. Wall mounted heated chrome towel rail. Three piece suite in white comprising wc, wash hand basin with vanity unit with chrome mixer tap, large walk in shower with large rainwater head and glazed screen. Fitted storage.

Outside

The front garden is laid to decorative stone, bounded by brick wall. Path to front door. Concrete driveway leading to the single garage with up and over door. Rear garden bounded by brick wall and closed board fencing. Laid with decorative stone, paving and a wooden decked area. Side access gate.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			