

## 119 Pentyla Baglan Road, Port Talbot, SA12 8DS

**£219,950**

This fantastic four-bedroom semi-detached family home is a must-see property. It is situated in an excellent location with easy access to the M4, Aberavon beach, and the lively towns of Neath and Port Talbot, making it very convenient. The present owner has modernised the property to the highest standard. It features a stunning navy kitchen with gold colour fittings, a spacious dining area, a separate lounge, four bedrooms, and a modern family bathroom with a shower. There are gardens to front and rear, and off-road parking. Viewing comes recommended.

**Main dwelling**

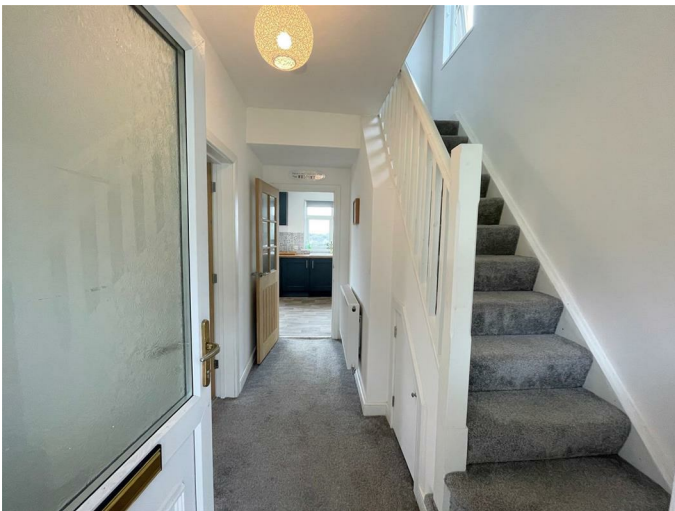


**Lounge 14'0" x 10'9" (4.280 x 3.294)**



Attractive lounge with bay window to front, two recesses and radiator.

**Hallway 11'6" x 7'2" (3.522 x 2.199)**



Stairs to first floor, small storage cupboard and radiator.



**Kitchen/dining room 18'4" x 13'1" (5.603 x 4.011)**



Quality modern fitted kitchen with Navy coloured fronted doors with gold colour handles, housed double oven and grill with built-in-microwave, gas hob with extractor hood, ceramic sink drainer with gold colour frankie style taps, windows to rear and door to side, cushion flooring, radiator and door to cloakroom.



**Cloakroom 4'11" x 2'11" (1.520 x 0.898)**



Two piece suite, low level WC, vanity wash hand basin and window to side.

**Landing 12'11" x 7'9", narrowing to 6'4" x 3'0" (3.958 x 2.369, narrowing to 1.955 x 0.929)**



With window to side.

**Bedroom one 14'3" x 7'9", narrowing to 5'7" (4.356 x 2.369, narrowing to 1.712)**



Spacious double room with bay window to front and radiator.



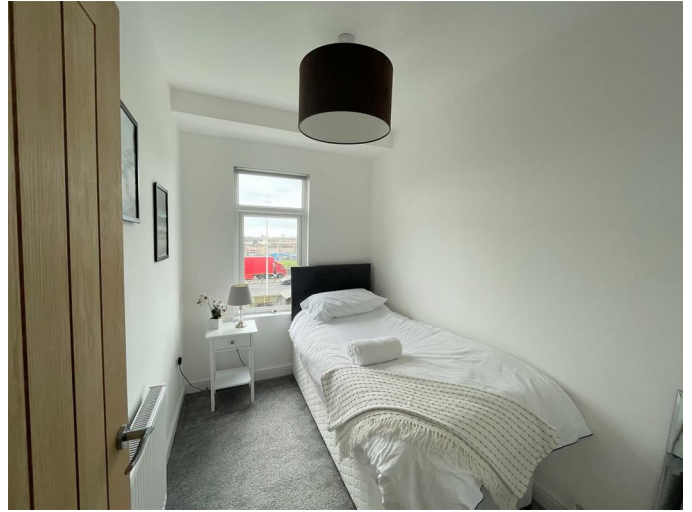


**Bedroom two 11'7" x 9'0" (3.554 x 2.756)**



Double room with window to rear and radiator.

**Bedroom three 9'0" x 6'4" (2.747 x 1.946)**



With window to rear and radiator.

**Bedroom four 7'4" x 6'0" (2.242 x 1.850)**



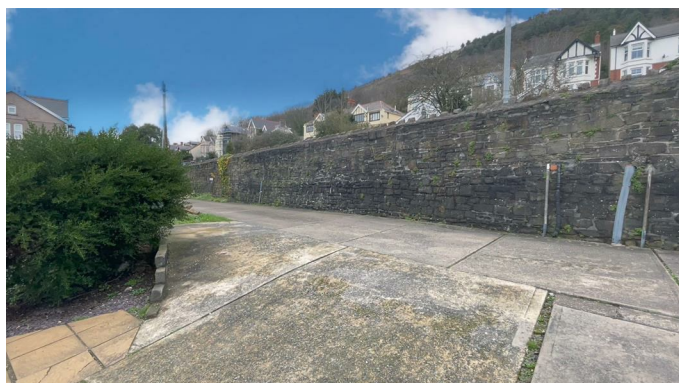
With window to front and radiator.

### Bathroom 7'4" x 5'0" (2.247 x 1.533)



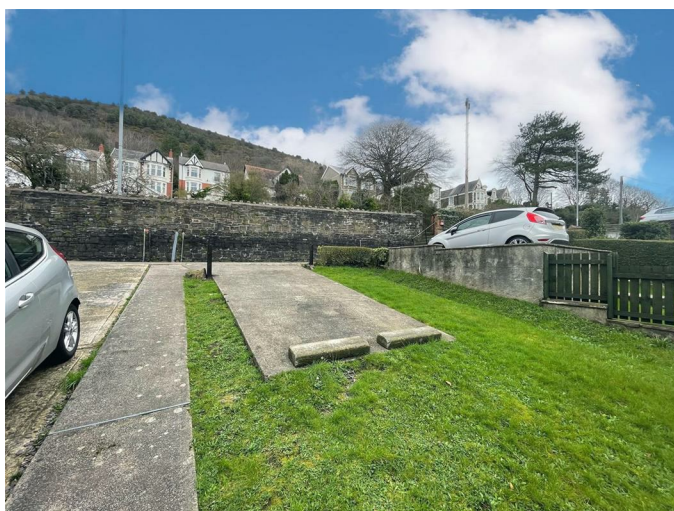
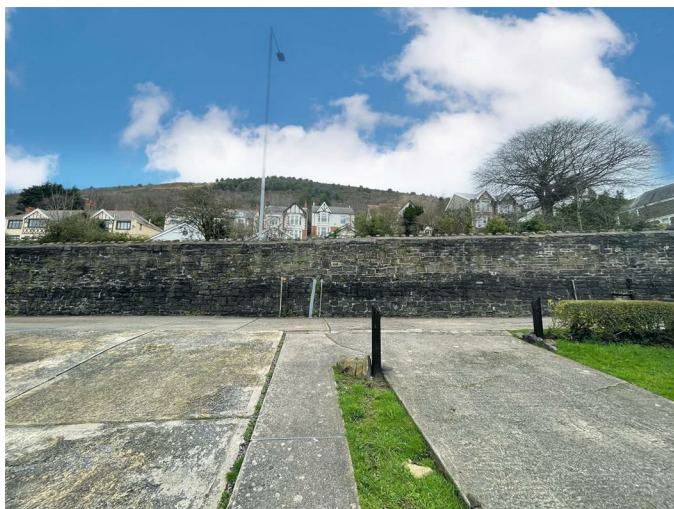
Modern fitted suite to include panel bath with double head shower, vanity wash hand basin, part tiled to wall, cushion flooring, low level WC, spotlights to ceiling and radiator.

### Front drive



Parking to front with lawn area and side access.

### Front garden



### Rear garden



Long rear garden in two sections, storage space under house.

### Rear garden



### Rear garden



### Council tax

Band: C

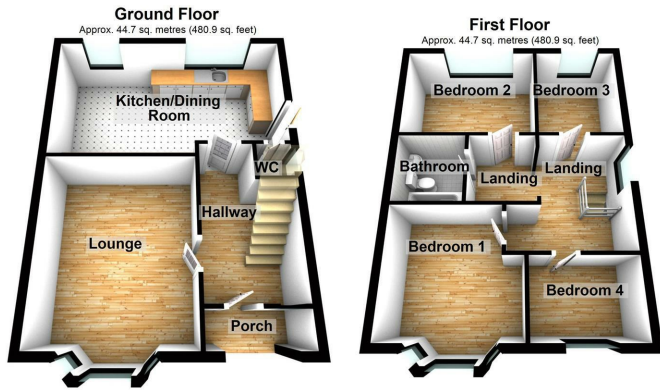
Annual Price:

£1,788 (avg)

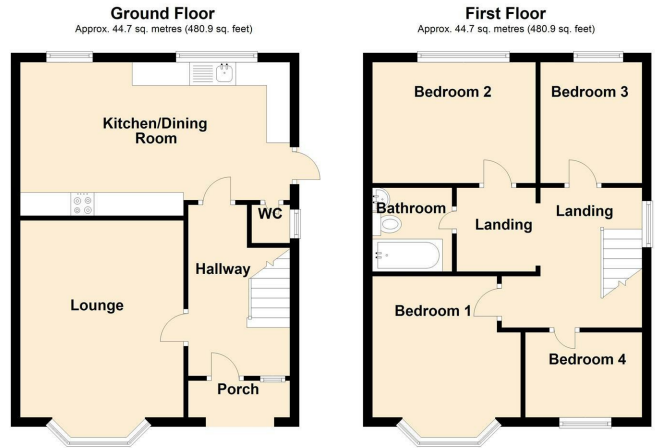
### Agents notes

The bottom of the garden is backing onto the M4 traffic.

## Floor Plan

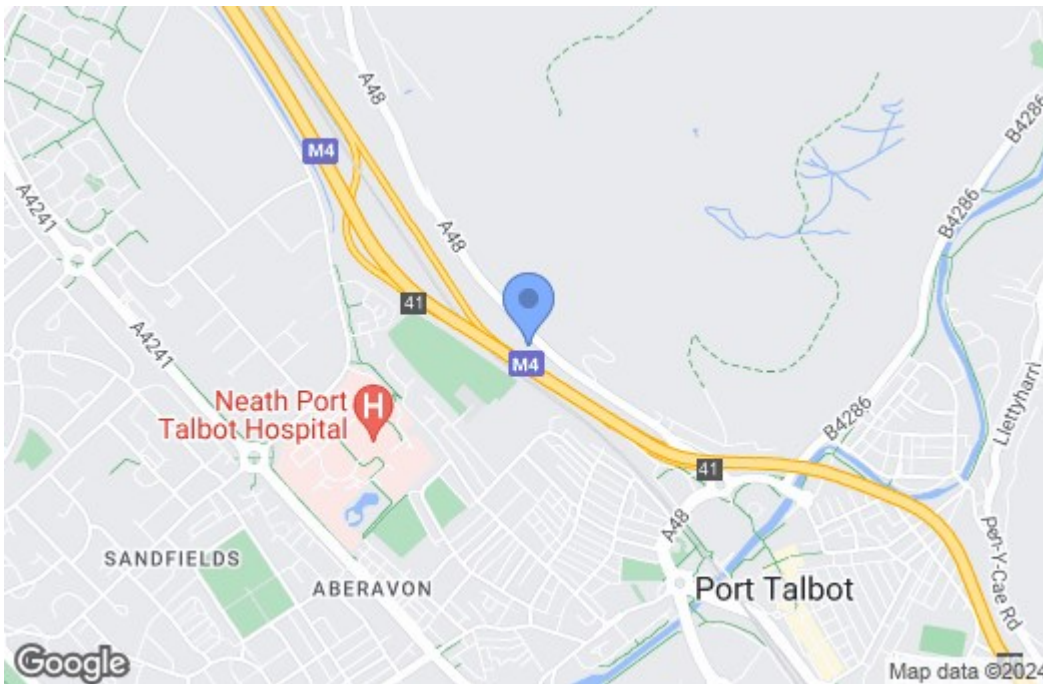


Total area: approx. 89.4 sq. metres (961.9 sq. feet)



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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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