



## 8 Oakdene Close, Baglan, Port Talbot, SA12 8NR

**Offers In Excess Of £125,000**

Situated in the popular village location of Baglan with easy access to the M4 motorway and within easy travelling distance of both Neath and Port Talbot town centres, this semi-detached home, features a lounge, kitchen/diner with space for a dining table with access to a useful utility area and second w.c. to the ground floor and boasts two double bedrooms and a third bedroom with a fitted single bed and a well presented bathroom/w.c. The enclosed rear garden is tiered with lawn and shrubs. There is a separate detached garage.

## Main dwelling



## Hallway 7'2 x 7'3 (2.18m x 2.21m)



Sliding glass door to entrance hall with laminate flooring, coving and radiator.

## Lounge 13'4 x 16'2 (4.06m x 4.93m)



Window to front, coving and two radiators. Door through to kitchen.



**Kitchen/diner 17' x 8'2 (5.18m x 2.49m)**



A range of wooden base and wall units. Stainless steel sink unit, electric hob and oven with extractor fan over. coving, radiator and window to the rear, understairs storage cupboard door through to utility area.



**Utility area 8'9 x 2'7 (2.67m x 0.79m)**



Utility area with door to both front and back garden, w/c with plumbing for a washing machine and cupboard area.

**Landing 6'6 x 9'8 (1.98m x 2.95m)**



Housing the attic hatch and window to side, cupboard with boiler.

### Bedroom 1 12'5 x 10'1 (3.78m x 3.07m)

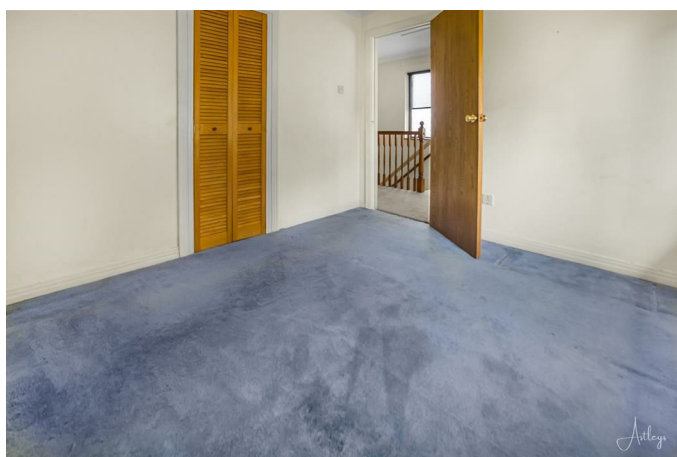


Built-in wardrobe with storage cupboard and coving, window to the front and radiator.

### Bedroom 2 9'5 x 10' (2.87m x 3.05m)



Built-in cupboard with coving and window to back and radiator.



### Bedroom 3 6'6 x 9'4 (1.98m x 2.84m)

Built-in single bed, coving, window to the front and radiator.

### Family bathroom 5'4 x 6'5 (1.63m x 1.96m)



3 piece suite in white with panelled bath with shower attachment, sink on vanity unit and grey floor and decorative PVC cladding in a tiled design, heated towel rail and window to rear.

### Outside



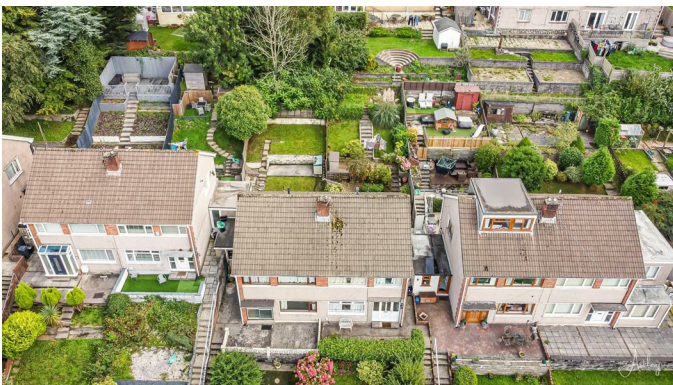
The enclosed rear garden is tiered with lawn and shrubs.



Rear photograph of property



Drone



**Agents notes**

Neath Port Talbot

Council Tax  
Band: C £2,028 (min)

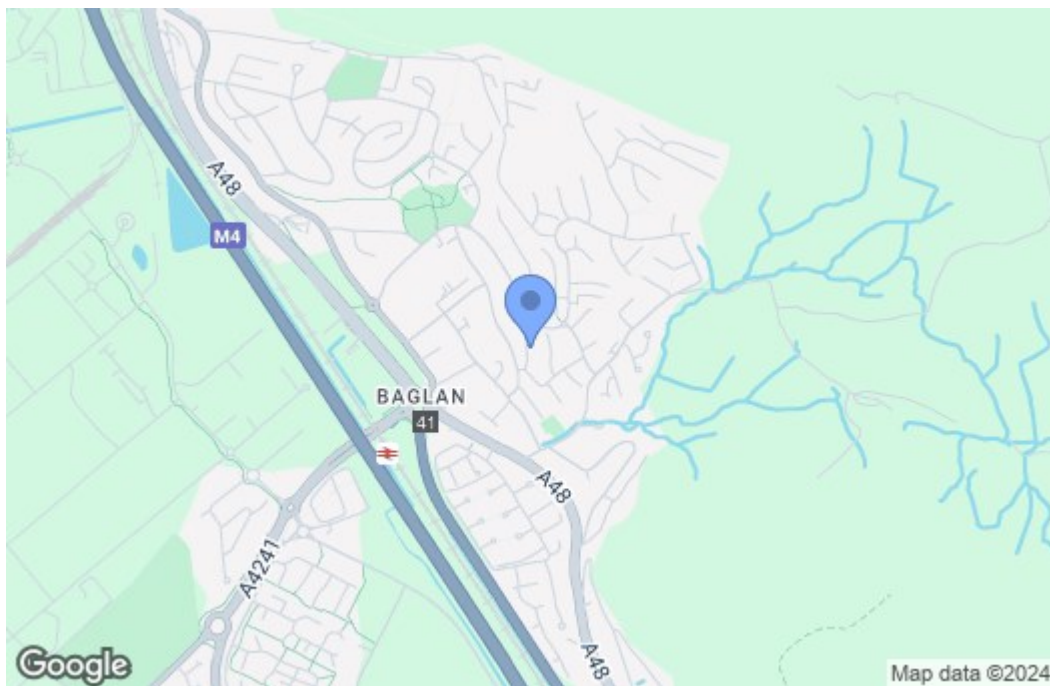
**Agents notes**

Conservation Area - No  
Flood Risk - No Risk  
Floor Area - 0 ft 2 / 0 m 2  
Plot size - 0.06 acres (2 Plots)  
Mobile coverage  
EE  
Vodafone  
Three  
O2  
Broadband

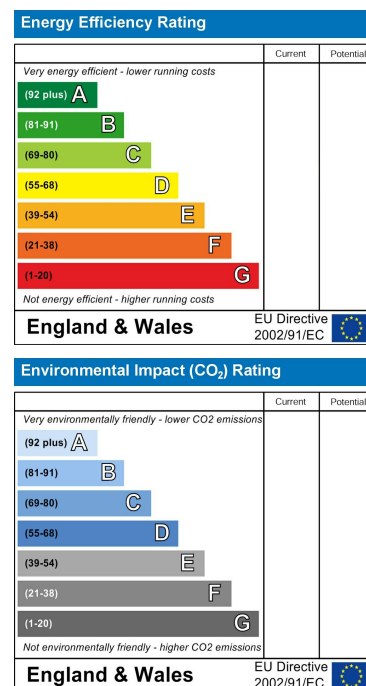
Basic  
6 Mbps  
Superfast  
51 Mbps  
Ultrafast  
9000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.