



Millbrook, Baglan,  
Port Talbot, Neath Port Talbot, SA12 8EP.

Offers in the Region Of £179,950



\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

Abbey Residential Agents are proud to offer for sale by private treaty this freehold, three-bedroom semi-detached family home situated on a no through road on a level location in the sought-after area of Baglan.

Proximity to Ysgol Bae Baglan and the local primary schools. Good road access to the dual carriageway and to M4. A short journey to Aberavon Seafront which has a long flowing beach and a number of eateries. This home is offered with vacant possession with no onward chain. The accommodation to the ground floor consists of an entrance hall, lounge, dining room, kitchen with fitted units and a passageway. To the first floor there are three bedrooms and a shower room. Externally there are front and rear gardens. Out building and a garage.

### Entrance

via pvc door into the hall.

### Hall

Side frosted pane to the front aspect. Staircase to the first floor, double radiator. Door into the lounge.

### Lounge

13' 4" x 11' 10" (4.06m x 3.60m)

Double glazed window to the front aspect, radiator, plain plastered ceiling. Focal surround fireplace. Double radiator. Open to the dining room.

### Dining Room

9' 2" x 8' 2" (2.79m x 2.49m)

Double glazed window to the rear aspect, plain plastered ceiling with coving. Frosted pvc door to the side passageway. Double radiator. Open to the kitchen.

### Kitchen

8' 5" x 9' 10" (2.56m x 2.99m)

Double glazed window to the rear aspect, plain plastered ceiling with coving, tiled floor. A range of fitted wall and base units inset sink unit, electric

hob, oven, extractor fan, tiled splashbacks. Plumbed for a washing machine.

### First Floor Landing

Frosted double glazed window to the side elevation, textured ceiling. Access to the loft. Cupboard housing a boiler.

### Bedroom One

12' 10" x 10' 4" (3.91m x 3.15m)

Double glazed window to the front elevation, textured ceiling, double radiator.

### Bedroom Two

11' 0" x 7' 11" (3.35m x 2.41m)

Double glazed window to the rear elevation, radiator.

### Bedroom Three

9' 8" x 7' 3" (2.94m x 2.21m)

Double glazed window to the front aspect, textured ceiling, radiator, storage cupboard.



### Shower Room

5' 8" x 9' 4" (1.73m x 2.84m)

Frosted double glazed window to the rear aspect, textured ceiling, fan heater. Fully tiled to walls. A suite consists of pedestal wash hand basin, toilet, walk in shower cubicle, double radiator.

### Garden

To the front there is a walled frontage with a side entrance gate leading to the path which continues to the front door. Low maintenance garden shingle with shrubs, To the rear there is a full width patio and area laid to lawn. Shed and a garage.

### Garage

### Tenure - Freehold

Please check the tenure with your solicitor.

### Council Tax - B

### Energy Performance Certificate

The EPC has been ordered.

### Viewing by appointment with the selling agent.

Please contact us to arrange a viewing of the home.

### Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey

Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

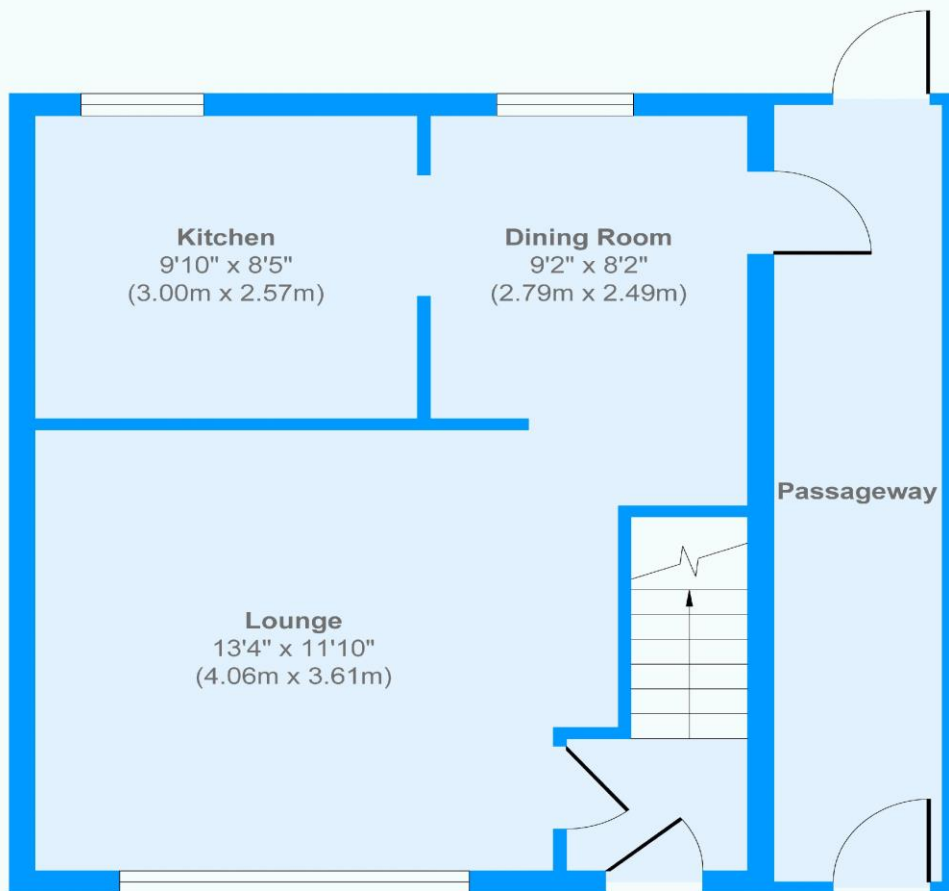




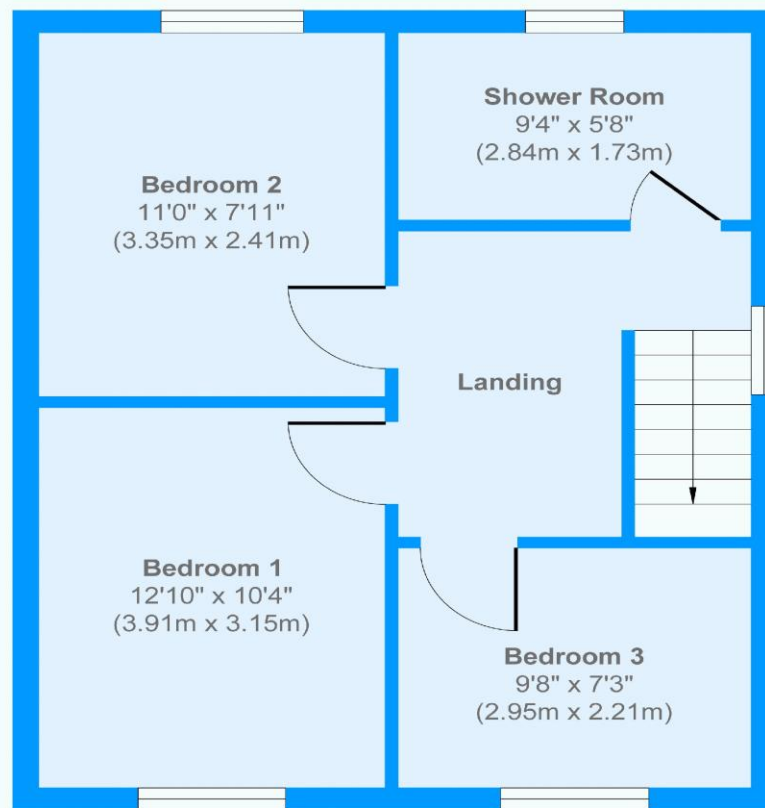




## Millbrook, Baglan, SA12 8EP



**Ground Floor**  
**Approximate Floor Area**  
**418 sq. ft**  
**(38.83 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**418 sq. ft**  
**(38.83 sq. m)**

**Approx. Gross Internal Floor Area 836 sq. ft / 77.66 sq. m (Excluding Passageway)**

Produced by Elements Property



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