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herbert r thomas

23 Rosewood
Avenue

Baglan, Port Talbot, Neath
Port Talbot, SA12 8UH

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23 Rosewood Avenue

Asking price **£149,950**

Nestled on the periphery of the popular Baglan village and offering panoramic coastal views to the rear, is this lovingly maintained three bedroom semi detached family home.

A very well presented three bedroom semi detached family home

Situated just a short stroll from local amenities and the beautiful Baglan Park

Offering convenient commuter access to the A48 and M4

Available to purchase with no ongoing chain

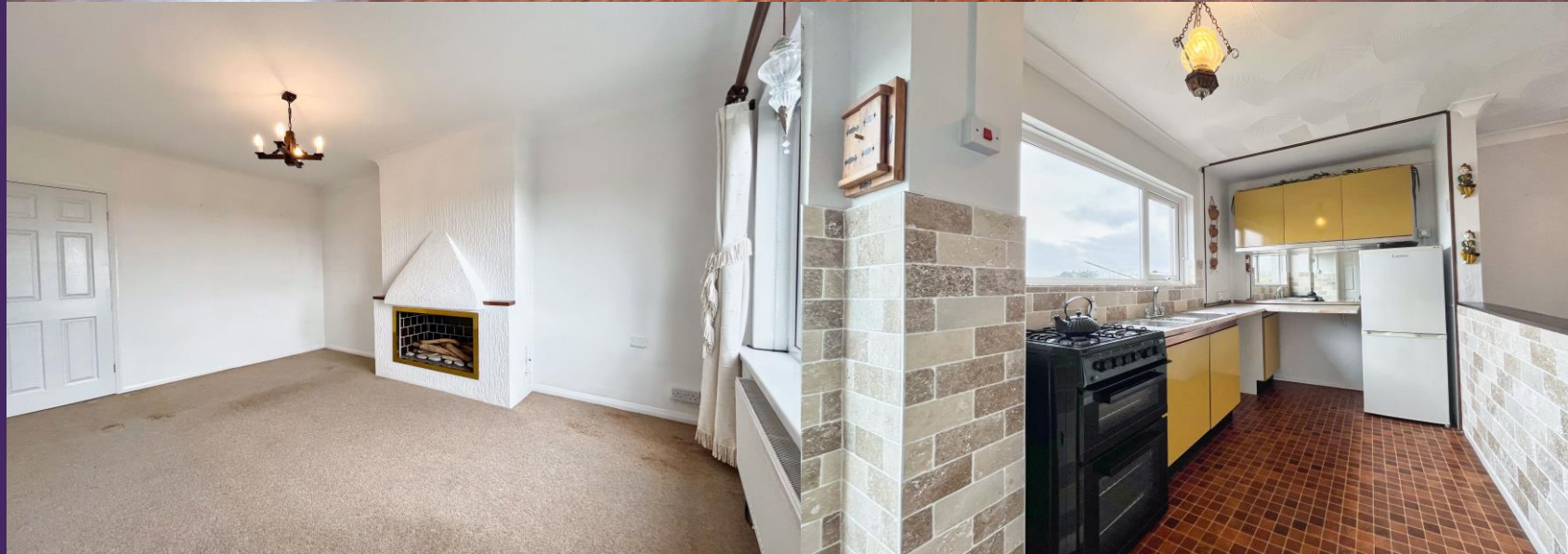
Two reception rooms plus cloakroom to ground floor

Three good sized bedrooms plus family bathroom to first floor

Impressive enclosed rear garden

Panoramic coastal views to the rear

Viewing is highly recommended





This lovingly maintained three bedroom semi detached property is nestled on periphery of the sought after village of Baglan, with local amenities, school and the beautiful Baglan Park just a short stroll away.

The property is entered via a UPVC and glazed panel door, flanked by obscure windows into an entrance hallway. The entrance hallway features fitted carpet and provides access to the two receptions rooms and cloakroom. A doorway to the right hand side of the hallway provides leads into the open plan kitchen/dining room. The rooms have a sub dividing half height wall with walkway to one side and benefit from due aspect UPVC windows to each end. There is laminate wood flooring within the dining area and a focal feature fireplace to one wall. Within the kitchen, there is a range of base and wall mounted fitted units, with a light marble effect laminated worksurface over.

The kitchen further offers a stainless steel sink unit positioned below the UPVC window, access into a useful understairs storage pantry, and provides space for free standing fridge/freezer, washing machine and cooker. A doorway off the kitchen area leads into the lounge. The room is flooded with natural light from a large UPVC double glazed window to the rear and benefits from a focal feature fireplace to one wall, a continuation of the same fitted carpet as the hallway and a further doorway providing access back to the front of the property.

The last doorway off the hallway provides access into the cloakroom. It has been fitted with a white two piece suite and offers part tiled walls, vinyl flooring and an obscure glazed window to the front.

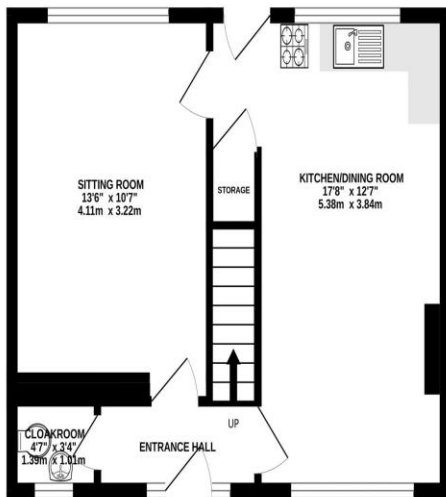
To the first floor the landing gives access to all three bedrooms, the family bathroom, an airing storage cupboard and closet. There is a continuation of the same fitted carpet up the stairs and onto the landing as the hallway and the airing

cupboard houses a modern Baxi combination boiler. Bedrooms one and two are large double bedrooms, each benefiting from large UPVC windows to the front and have access to a recessed storage cupboard. Bedroom one has fitted carpet and bedroom two features laminate wood flooring. Bedroom three is a well proportioned single bedroom, with a UPVC window to the rear, offering far ranging views and fitted carpet to flooring.

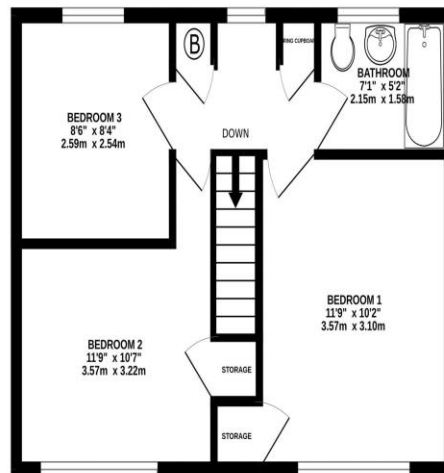
The family bathroom has been fitted with a coloured three piece suite comprising; panel bath with over bath shower, pedestal wash hand basin and low level WC. There is full tiling to all walls, vinyl flooring and an obscure glazed window to the rear.

Outside to the front of the property is a sloping tiered garden, laid mainly to lawn, with a stone rockery to one side. A shared pathway with the neighbouring property leads down steps to one side of the garden to the front door, with a concrete pathway continuing around the side of the house to a half height wood gate. Beyond the wood gate is the impressive enclosed rear garden, sloped and tiered to included level paved patio areas and sloping lawned areas. The level tier adjoining the rear of the property makes for an ideal place to sit, relax and enjoy the far ranging coastal views.

GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 791 sq.ft. (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

SATNAV USERS: SA12 8UH

Tenure

Freehold

Services

All mains services
Council Tax Band B
EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

English | [Contact](#)

Energy performance certificate (EPC)

23 The Terrace SA11 1EH SA11 1EH	Property ref D	NEC ref 7 February 2016	Calculator ref 401639639541-161
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Property type
Semi-detached house

Total floor area
66 square metres

Rules on letting this property

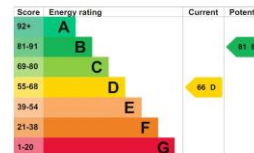
Properties can be let if they have an energy rating from A to E.

You can view [guidance for landlords on the regulations and exemptions](#) (www.gov.uk/government/uploads/system/uploads/attachment_data/file/478944/landlord-guidance.pdf).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

