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11 Sunnycroft Road
Baglan
Port Talbot
SA12 8TB

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Asking price **£325,000**

An immaculately presented traditional bay fronted semi detached family home, located in a desirable area within Baglan, boasting three double bedrooms, two reception rooms and an impressive open plan kitchen/dining/living extension to the rear

Traditional circa 1930's bay fronted semi detached home

Fully renovated and lovingly maintained by the current owners for over twenty years

Positioned within a very well regarded area of Baglan

Offering excellent commuter access links for the M4 and A48

Within walking distance to local village amenities and reputable schools

Two reception rooms plus an impressive kitchen/dining/living rear extension

Three double bedrooms, all with fitted wardrobe storage

Ground floor shower room and first floor bathroom

Driveway off road parking for four vehicles plus solid construction outhouse

Large landscaped rear garden





Located within a quiet residential area of Baglan, this traditional bay fronted family home has been extended, sympathetically renovated and lovingly maintained by the same owners for over twenty years. The location of the property provides an ideal base for a growing family, with excellent commuter access to the M4 corridor, convenient public transport links and reputable schools, public parks and local amenities all within walking distance.

The property is entered via a side UPVC and stained glass panel door into a light and inviting entrance hallway, with ornate solid wood parquet flooring laid, a fixed staircase rising to the first floor accommodation and doorways leading to two reception rooms, the ground floor shower room and the rear kitchen/dining/living area.

The lounge/diner is a bright and spacious room featuring fitted carpet flooring, a large UPVC double glazed window to the front with stained glass insets and fitted wooden shutter blinds and offers an ornate period cast iron fireplace as a focal feature to the room.

The sitting room is a light, yet cosy space to relax and unwind in.

The room features a continuation of the same ornate solid wood parquet flooring as the hallway, a focal feature electric stove fireplace and benefits from the large UPVC bay window to the front, with matching stained glass insets and fitted wooden shutter blinds

At the end of the hallway, a doorway provides access into the impressive kitchen/dining/living rear extension. Designed to feature full underfloor heating beneath a porcelain tiled floor, the L-shaped room now offers a bespoke range of fitted base, larder and wall mounted kitchen units, with granite worksurfaces and a central island unit.

The kitchen further benefits from an integrated dishwasher, a Rangemaster stove cooker with contemporary extractor hood over and a large America style fridge/freezer. Within the dining space, there is a set of UPVC french doors to one side, fitted with vertical blinds allowing convenient access to the garden and outhouse.

Beyond the central island of the kitchen, the room expands into a spacious living area, with a vaulted lantern skylight, windows to one side and a set of UPVC french patio doors to the rear, flanked by windows providing access and views of the garden.

Lastly, to the ground floor is a well appointed three piece shower room. It has been fitted with a double shower cubicle, wall mounted wash hand basin and low level WC. The room has floor to ceiling tiling, an obscure glazed window to the side and houses the Worcester gas combination boiler.

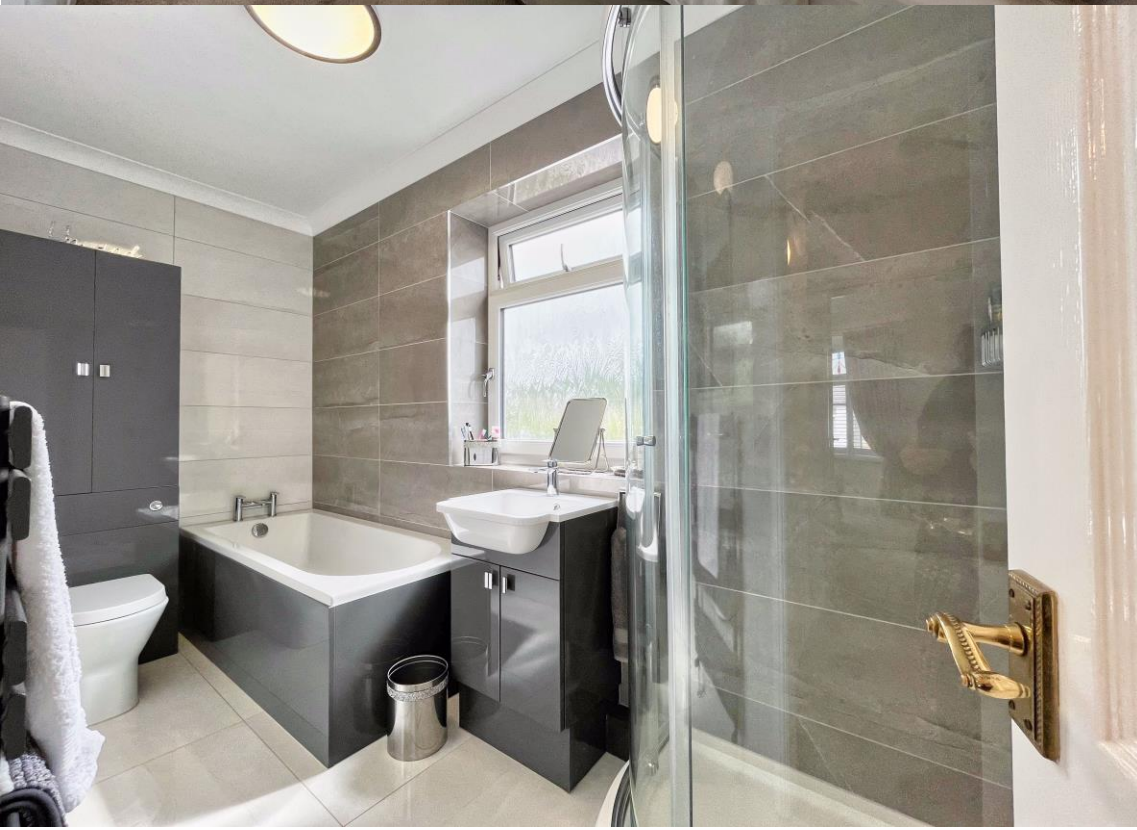
To the first floor, the landing gives access to all three bedrooms and the family bathroom. The stairs, landing and all three bedrooms have modern fitted carpet flooring, with a side UPVC stained glass window providing additional light.

All the three double bedrooms benefit from fitted wardrobe storage, with bedrooms one and two further benefitting from large UPVC double glazed windows with stained glass insets. Bedroom three has a wide loft inspection point opening, with a pull down ladder attachment. The loft space has been fully boarded throughout and benefits from mains lighting and velux style windows.

All three bedrooms share the use of the family bathroom. It has been fitted with a contemporary four piece suite to include; panel bath, vanity wash hand basin with cupboard storage below, large corner shower cubicle with mains fitted shower and a low level WC with hidden cistern and cupboard storage. There is full tiling to both the floor and walls, an obscure UPVC window to the rear and a wall mounted towel rail. Outside to the front of the property, a generous imprinted concrete driveway provides off road parking to both the front and side of the property. It is accessed via a set of wrought iron gates and is bordered by mature shrubs and sandstone chippings.

To the rear of the driveway there is a solid construction outhouse, fronted by a traditional garage door and further benefitting from a side pedestrian door for convenient access from the rear garden. The outhouse provides generous external storage and is also utilised by the current vendors as a utility room, with power supply and plumbing for washing machine. The larger than average level enclosed rear garden has been beautifully landscaped and is mainly laid to lawn. There is a good sized paved area with a continuation of the paving stones making a side pathway leading to the rear of the garden. At the very rear of the garden there is a timber construction summer house, ideal for overflow storage and to relax in during the summer evenings. Properties rarely come to the open market on this road and are of this quality. Viewing is highly recommended.





Directions

SAT NAV USERS SA12 8TB

Tenure

Freehold

Services

All Mains Services
Council Tax Band D
EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

English | [Gwynedd](#)

Energy performance certificate (EPC)

Property Ref: SA111201	Property Type: D	Valuation Date: 14/06/2011	Valuation Ref: 14/06/2011
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Property type: Semi-detached house
Total floor area: 141 square metres

Rules on letting this property

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

Energy rating and score

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	82 D	76 C
39-54	E		
21-38	F		
1-20	G		

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 averages in England and Wales:

- the average energy rating is D
- the average energy score is 50

Breakdown of property's energy performance

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.

