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13 Glan Hafren
Baglan,
Port Talbot,
Neath Port Talbot,
SA12 8TW

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Asking price **£215,000**

A deceptively spacious and well maintained three bedroom semi-detached home, set on the edge of the sought-after village of Baglan, enjoying a pleasant semi-rural outlook within easy reach of local amenities, reputable schools and excellent transport links.

Deceptively spacious three bedroom semi-detached property

Located on the periphery of the popular village of Baglan, Port Talbot

Attractive semi-rural outlook to the front aspect

Entrance porch leading to two generous and versatile reception rooms

Modern fitted kitchen

Three well proportioned bedrooms served by a family shower room

Resin laid driveway providing off-road parking

Detached single garage with attached outside WC and potting shed

Vast rear garden offering excellent potential with modern pergola and summer house

Available to purchase with no ongoing chain





A deceptively spacious and very well maintained three bedroom semi-detached home, ideally positioned on the periphery of the sought-after village of Baglan, Port Talbot, enjoying a pleasant semi-rural outlook to the front while remaining conveniently close to local amenities and transport links.

The accommodation is thoughtfully arranged and comprises a useful entrance porch, two generous reception rooms and a modern fitted kitchen to the ground floor, with three spacious bedrooms and a shared family shower room to the first floor.

Externally, the property benefits from a resin laid driveway providing off-road parking for two to three vehicles, along with a detached single garage incorporating a useful outside WC and potting shed.

To the rear, a resin patio area with wooden pergola creates a sheltered seating space, leading onto a vast garden which, while in need of landscaping, offers tremendous potential and a variety of areas to enjoy, including raised beds and a second decked seating area with summer house.

Offered for sale with no ongoing chain, this deceptive home would make an ideal purchase for a first-time buyer or growing family seeking a desirable location with reputable schools, public parks, local amenities and excellent access to public transport and the M4 motorway all within easy reach.





Directions

For Satnav users SA12 8TW

Tenure

Freehold

Services

All main services.

Council Tax Band D

EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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EPC**

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.



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