



## Dol-Las offers over £180,000

- Split Level Home
- Stunning Sea Views
- Extended & Modern Kitchen/Diner
- Garage To Rear
- Viewing Recommended
- EPC Rating: C



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## About the property

Offered for sale is this split level home found in the popular and sought after location of Baglan with stunning 180 degree sea views stretching all the way to Mumbles Pier. Benefiting from a garage to the rear, the property also offers easy access to local amenities including schools, shops and parks along with transport links with the M4 and train station. The beach and seafront of Aberavon is a short drive from the property

The accommodation comprises entrance porch, living room and stairs to the first floor. Kitchen/Diner to the first floor with access to the garden and rear access and stairs to the upper levels where there are three bedrooms and bathroom. Externally there is a low maintenance tiered garden with rear access and garage providing off road parking. Viewing is highly recommended.

## Accommodation

### Living Room

14' 5" Max x 16' 6" Max ( 4.39m Max x 5.03m Max )

Carpeted, electric feature fireplace, cupboard under the stairs, bay window to the front, stairs to second floor landing

### Kitchen

11' 2" Max x 16' 5" Max ( 3.40m Max x 5.00m Max )

Laminate flooring in the kitchen into carpet for the dining area, range of modern base and wall units with an integrated oven, gas hob and extractor fan and integrated fridge/freezer and raised microwave. Space for washing machine and separate appliance. Breakfast bar, sink and draining board, window to rear and side. Open plan into the dining room with space for table and chairs and double doors to rear.



### Bedroom One

12' 5" to the wardrobes x 10' 7" Max ( 3.78m to the wardrobes x 3.23m Max )

carpeted, built in mirrored wardrobes, window to front

### Entrance Porch

6' 3" x 5' 9" ( 1.91m x 1.75m )

Tiled with windows to front and sides currently being used as a small conservatory to appreciate the views

### Bedroom Two

10' 2" Max x 10' 8" Max ( 3.10m Max x 3.25m Max )

Laminate flooring, cupboard with water tank, window to rear

### Bedroom Three

7' 8" x 8' ( 2.34m x 2.44m )

Laminate flooring, window to front

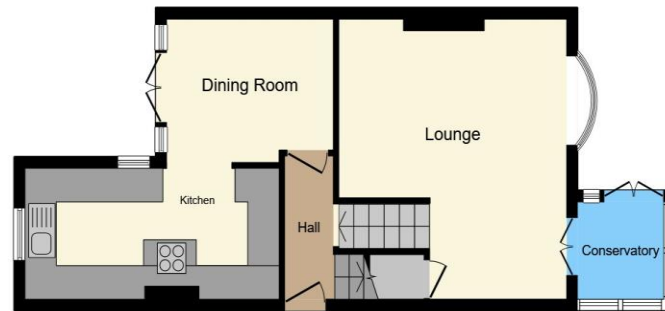
### Bathroom

Tiled flooring, varspatex walls, bath with overhead shower, sink and frosted window, separate WC.

### External

To the front there is a small decking area to take advantage of the beautiful 180 degree sea view while the rear is tiered with patio areas and mature shrubbery surround. There is a shed and greenhouse included at the property as well as a garage to the rear

## Floorplan



**Ground Floor**



**First Floor**

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