



Dol-Las

offers over **£170,000**

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



 3  1  1



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

Bedroom Three

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

Laminate flooring, 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

Bathroom

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

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

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

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let