



## Wells Close, £200,000

- Semi Detached
- Three Bedrooms
- Garage
- Desirable Views
- Sought After Location
- EPC Rating: D



3 1 1





## About the property

Available is this well presented 3 bedroom Semi-Detached property in Baglan. The property boasts desirable views shown through glass doors and a patio space to the front of the property. To the rear of the ground floor is the kitchen dinner and the first floor comprises of three bedrooms and bathroom. Outside features an enclosed rear garden with summer house and garage. Conveniently located for local schools, public transport and access to the M4 corridor. Internal viewings are highly recommended to appreciate the property.

## Accommodation

### Entrance Porch

Accessed via upvc door to side, vinyl flooring and space for storage, upvc window to front and door to hallway.

### Hallway

Fitted carpets, door to lounge and leads to stairs.

### Lounge 16' 8" x 10' 9" max ( 5.08m x 3.28m max )

Fitted with laminate flooring, feature fireplace with wooden mantle piece, upvc glass door to front to patio space, doors to under stair storage and kitchen / diner.





**Kitchen / Diner** 10' 3" Max x 14' 2" Max ( 3.12m Max x 4.32m Max )

fitted with a matching range of wall and base units with worktop space over, tiled splashback and 1.5 stainless steel sinks with mixer tap. Integrated cooker hood and space for cooker, fridge freezer and washing machine. Laminate flooring, upvc windows and upvc glass door to rear.

### Landing

Fitted carpets, upvc window to side and doors to bathroom, three bedrooms and storage cupboard with wall mounted combination gas boiler.

**Bedroom 1** 11' 7" Min to Wardrobe x 8' ( 3.53m Min to Wardrobe x 2.44m )

Fitted Carpets, built in wardrobes, upvc window to front.

**Bedroom 2** 13' 2" x 8' 2" ( 4.01m x 2.49m )

Fitted carpets, upvc window to rear.

**Bedroom 3** 8' 4" x 5' 9" ( 2.54m x 1.75m )

Fitted Carpets, upvc window to front.

### Bathroom

Vinyl flooring, upvc window with obscured glass to side, wash hand basin, w.c, bath with shower over and glass shower screen. Wall mounted towel radiator.

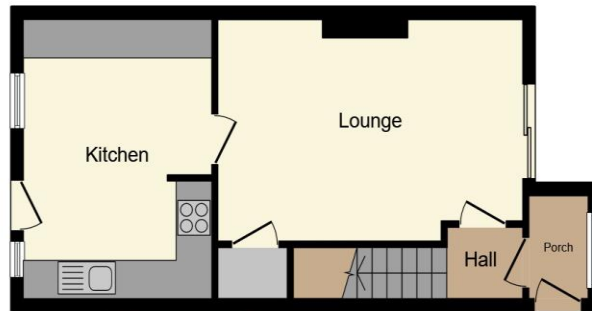
### Front

Garage on lower level, steps leading to front porch, tiered stone chipping beds and patio space. Side access via side gate to rear garden.

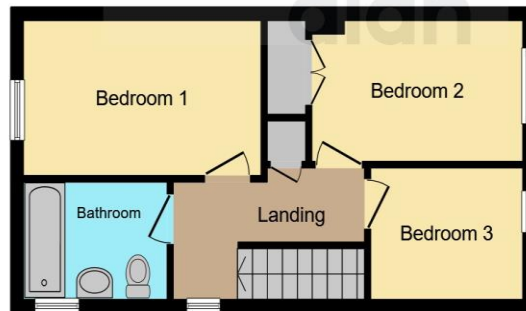
### Rear

Stone wall tiered rear garden benefiting from a summer house with electrics.

## Floorplan



**Ground Floor**



**First Floor**

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