

Selling with us

Property Details Approval Form

17 Wells Close, Baglan,
Port Talbot, West Glamorgan,
Wales, SA12 8PT

Date: 08 November 2024

Property Ref and Version: NTH307016 - 0006

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

£195,000

Tenure: Freehold

Key Features

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

Short Description

This well-presented 3 bedroom semi-detached property in Baglan shows off desirable views, garage, kitchen diner and a lounge with an upstairs bathroom. Conveniently located for local schools, public transport and access to the M4 corridor. Internal viewings are highly recommended.

Long Description

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 diner 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.

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Room Description

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

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gate to rear garden.

Rear

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

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Property Images



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Property Images

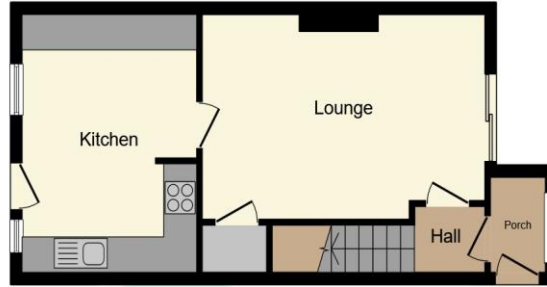
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Floor Plan



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.

Approval

Signature

Date

	Signature	Date
Rhiannon Lucas		
Ms A.J. Thomas		