



Fairwood Drive, Baglan, Port Talbot, Neath  
Port Talbot. SA12 8NU

£155,000



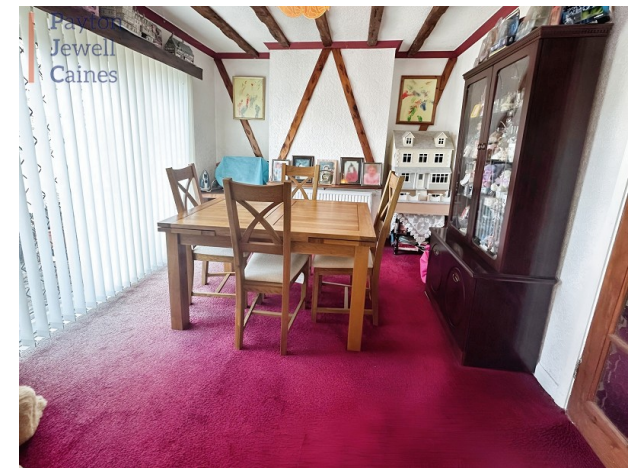
## Fairwood Drive, Baglan, Port Talbot, Neath Port Talbot. SA12 8NU

Traditional three bedroom semi-detached house located within Baglan comprising entrance hall, utility, open plan lounge / diner, kitchen, three bedrooms, bathroom, enclosed rear and front gardens.

Requires some upgrading.

£155,000

- Three bedroom semi detached house
- Elevated position in Central Baglan
- Gas fired combi boiler
- Extension to the side
- In need of some modernisation internally
- EPC - Council Tax - C





## DESCRIPTION

Traditional three bedroom semi-detached house located within Baglan comprising entrance hall, utility, open plan lounge / diner, kitchen, three bedrooms, bathroom, enclosed rear and front gardens.

Requires some upgrading.

### Key Features

FREEHOLD

Convenient location for local shops and the M4

Elevated position

Requires some modernisation internally

Side extension providing utility and larger entrance hallway

## ENTRANCE HALL

Access via frosted glazed PVCU door into the entrance hall with a coved ceiling, skirting, fitted carpet. Sliding door leading through into the rear utility.

## UTILITY

Part glazed PVCu door leading to the rear garden. Access to loft storage, central fluorescent strip light, emulsioned walls and a vinyl floor. Plumbing for automatic washing machine, inset sink with under counter and wall mounted kitchen units and space for storage.

## HALLWAY

Into the main entrance hall which has a coved ceiling, papered walls, skirting, fitted carpet, fitted storage cupboard housing the electrics and handy storage under the stairs. On the small landing we've got a shower room (not currently in working order) with a timber glazed door and window to the rear. Central light fitting, full height ceramic tiles to the wall and to the floor housing a wall mounted shower

## LOUNGE / DINING ROOM (24' 3" x 10' 7") or (7.40m x 3.23m)

Overlooking the front via PVCu sliding patio doors with lead effect, wooden pelmet and fitted vertical blinds. Finished with papered ceiling with mock exposed beams, papered walls, skirting, fitted carpet. Archway through into the lounge area which overlooks the front via PVCu double glazed bow window with lead effect and fitted vertical blinds, finished with paper ceiling with exposed mock beams, coving, papered walls, skirting, fitted carpet. Feature chimney breast with mock stone housing a wall mounted gas coal effect fire.

## KITCHEN (9' 6" x 8' 2") or (2.90m x 2.50m)

Overlooking the rear garden via PVCu double glazed window with lead effect and finished, with wooden tongue and groove ceiling. Skirting. Vinyl floor, part frosted glazed PVCu door leading out to the rear garden. The kitchen is arranged with low level and wall mounted units with a rolltop worksurface and ceramic tiles to the splashback. Inset one and a half basin sink with mixer tap and drainer, space for gas cooker, handy recess for fridge /freezer

## FIRST FLOOR

To the first floor via stairs with balustrade and fitted carpet. Access to loft storage. Artex walls, skirting, fitted carpet, PVC double glazed window with lead effect overlooking the rear garden with a fitted vertical blinds.



## BATHROOM

PVC frosted glazed window to the rear. Cove ceiling, half artex, half ceramic tiles to the wall and a vinyl floor. Three-piece suite in white with WC, wash handbasin, and bath. Fitted storage cupboard housing wall mounted gas fired combination boiler.

## BEDROOM 2 (11' 0" x 11' 6") or (3.35m x 3.50m)

Overlooking the front via PVCu and lead effect window with fitted vertical blind and finished with artex ceiling and emulsioned walls, skirting, fitted carpet.

## BEDROOM 1 (12' 8" x 10' 8") or (3.85m x 3.25m)

Overlooking the front via PVCu double glazed window with lead effect with a fitted vertical blind. Finished with a tiled ceiling, artex walls, skirting, fitted carpet.

## BEDROOM 3 (9' 8" x 8' 0") or (2.95m x 2.45m)

Overlooking the rear garden via PVCu double glazed with lead effect window and finished with Artex ceiling, artex and emulsioned walls, skirting, fitted carpet. Recessed fitted storage.

## OUTSIDE

Tiered rear garden with an area of lawn with steps leading up to an elevated patio area with external storage and space for traditional washing line.


Enclosed front garden laid to patio with steps leading up to the entrance door.

## NOTE

We have been informed the property is held freehold however we have not inspected the title deeds.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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