



Croft cottages Old Road, Baglan, Port
Talbot, Neath Port Talbot. SA12 8LL

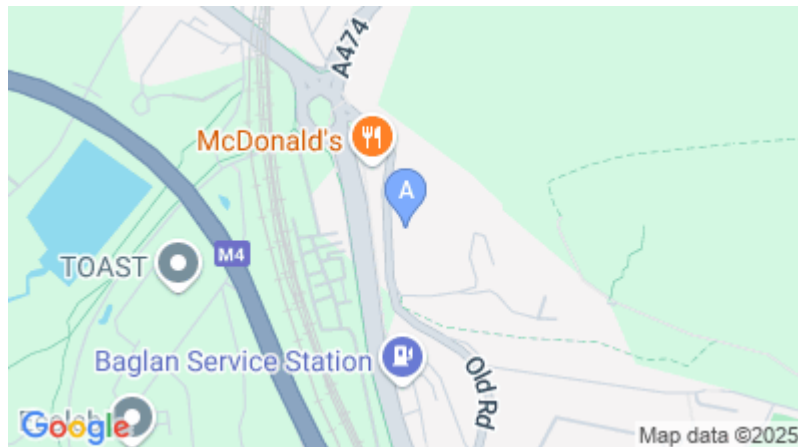
£265,000

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INTERNAL VIEWING HIGHLY RECOMMENDED! We are pleased to present to the market this three double bedroom detached family home situated at an elevated position on Old Road Baglan within close proximity to PORT TALBOT TOWN CENTRE and the M4 CORRIDOR. The property benefits from an open plan kitchen/diner, ensuite to bedroom two and low maintenance rear garden.

£265,000

- Modern three bedroom detached house
- Modern fitted kitchen with island
- Ensuite to bedroom two
- Low maintenance garden to the rear
- Good access to the M4 motorway
- Sold with no onward chain



DESCRIPTION

INTERNAL VIEWING HIGHLY RECOMMENDED! Pleased to present to the market this three double bedroom detached family home situated at an elevated position on Old Road Baglan within close proximity to PORT TALBOT TOWN CENTRE and the M4 CORRIDOR. Within walking distance to local public houses. The property benefits from an open plan kitchen/diner, ensuite to bedroom two and low maintenance rear garden. Accommodation briefly consist of to the ground floor porch, lounge/diner and kitchen. To the first floor three bedrooms and family bathroom. Externally there is an enclosed rear garden.

Key Features

FREEHOLD

Residential permit car parking opposite the property

Fully refurbished and modernised

Elevated position

NO ONWARD CHAIN

PORCH (7' 10" x 7' 7") or (2.40m x 2.30m)

Access via part glazed composite door. Finished with emulsioned ceiling with recessed LED lighting. Emulsioned walls. Skirting and LVT in a herringbone style floor. PVCu double glazed window with a fitted Venetian blind to the front.

LOUNGE/DINER (23' 0" x 13' 1") or (7.0m x 4.0m)

Access into the lounge/diner via frosted glazed composite door. Two PVCu double glazed windows both with fitted Venetian blinds overlooking the front. The room is finished with emulsioned ceiling with two matching light fittings. Coving and emulsioned walls. Skirting and LVT in a herringbone style floor. Feature fireplace which is wrought iron with ceramic sides and a large feature mantle with a slate hearth. Feature lighting in the chimney breast alcoves with storage below and wall mounted fuse box.

KITCHEN (23' 4" x 12' 2") or (7.10m x 3.70m)

Overlooking the rear garden via PVCu double glazed window with fitted Venetian blinds. PVCu double glazed French doors with perfect fit Venetian blinds and a PVCu stable door leading out to the rear with a fitted perfect fit Venetian blind. Under stair storage. Stairs to the first floor.

Finished with emulsioned ceiling with recessed LED spotlights and coving. Emulsioned walls. Skirting and LVT in herringbone style floor.

The kitchen is arranged with low level and wall mounted shaker style units in French navy with brushed chrome handles. A quartz roll top work surface with splash back and up stand. Inset one and a half basin sink with chef's tap. Space for five ring range cooker. Integrated waist height microwave. Integrated full height fridge and freezer, dishwasher and washing machine. Central island with breakfast bar and additional storage with pan drawers and feature lighting above. Built-in overhead extractor hood. Under counter feature lighting.

LANDING

Stairs to the first floor with fitted carpet and wooden balustrade. To the first floor landing with doors off to three bedrooms and family bathroom.



FAMILY BATHROOM

Overlooking the rear garden via PVCu frosted double glazed window with a fitted Venetian blind. Finished with emulsioned ceiling with recessed LED spotlights and a ceiling mounted extractor fan. Full height ceramic tiles to the wall and to the floor. Three piece suite in white with W.C., wash hand basin with chrome mixer tap and a freestanding slipper bath with brass Swan neck tap and hand shower attachment. Wall mounted heated towel rail.

BEDROOM 1 (13' 11" x 12' 6") or (4.25m x 3.80m)

Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind. PVCu glazed door with perfect fit Venetian blinds leading out to the rear balcony. Access to loft storage. Emulsioned and coved ceiling with central light fitting. Emulsioned walls. Skirting and fitted carpet. The balcony is enclosed with glazed and chrome balustrade and finished with composite decking with further stairs leaving down to the rear garden.

BEDROOM 2 (12' 10" x 9' 4") or (3.90m x 2.85m)

Overlooking the front via two PVCu double glazed windows with fitted Venetian blinds. Finished with central light fitting. Emulsioned and coved ceiling. Access to loft storage. Emulsioned walls. Skirting. Fitted carpet.

EN-SUITE

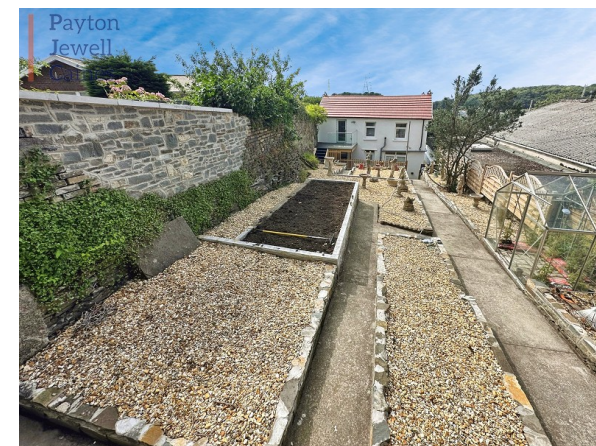
Emulsioned ceiling with ceiling mounted extractor. Full height ceramic tiles to the wall and to the floor. Three piece suite in white with W.C., wash hand basin with chrome mixer tap and vanity unit below, a large walk-in shower cubicle with a plumbed shower, hand attachment and rainwater head and a sliding glazed door.

BEDROOM 3 (13' 1" x 10' 0") or (4.0m x 3.05m)

Overlooking the front via PVCu double glazed window with a fitted Venetian blind. Finished with emulsioned and coved ceiling with central light fitting. Emulsioned walls. Skirting and fitted carpet.

OUTSIDE

Enclosed rear garden lead to tiers of decorative stone with two areas suitable for seating, one raised bed, greenhouse and sided access back to the front. Enclosed front courtyard laid with Indian sandstone with wrought iron balustrade.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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