

**Dinas Baglan Road
Baglan
Port Talbot
Neath Port Talbot.**

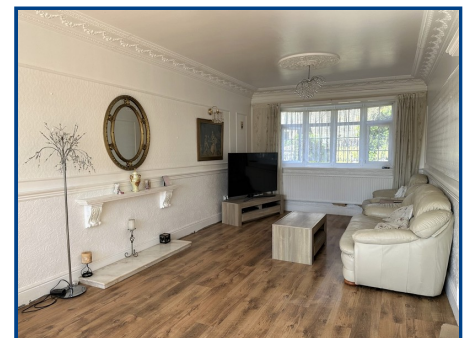
Price **£269,995**



- SEMI DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM & CLOAKROOM
- GOOD SIZE GARDENS
- UPDATING REQUIRED
- VIEWING A MUST

General Description

This property is situated in a very popular location and is close to the Port Talbot Town Centre with all its amenities and has good access to the M4. Requires updating. Council Tax Band C



Dinas Baglan Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this Semi Detached House. This spacious property which does require updating has the potential to make a superb family home. The Accommodation comprises of Porch, Sitting Room, Lounge, Vestibule, WC and Kitchen/dining room to the ground floor and Four Bedrooms and Family Bathroom to the first floor, there is also a good size attic room with staircase from Bedroom one. Externally there is a good size enclosed front garden shared access to the rear where there is a good size garden and double garage (which requires attention) Council Tax band C

Porch

Tiled floor, obscure windows to the side and double doors leading to:

Lounge (22' 02" Max x 19' 03" Max) or (6.76m Max x 5.87m Max)

Feature fireplace, ornate cornice coving, dado rail and lights. Sweeping staircase to the first floor and bay window to the front. Open to:

Rear Hall

Wall mounted central heating boiler, tiled flooring and ornate coving. Obscure door to the side.

W.C.

Comprising wash hand basin and low level W.C. Part tiled walls, tiled flooring and coved ceiling.

Lounge/Dining Room (25' 01" Max x 11' 02" Max) or (7.65m Max x 3.40m Max)

Laminate flooring, dado rail and ornate cornice coving and lights. Two radiators, bay window to the front and window to the rear.

Kitchen (16' 10" Max x 14' 08" Max) or (5.13m Max x 4.47m Max)

Fitted with a range of base units incorporating stainless steel sink and drainer. Four ring gas hob, plumbing for washing machine and space for American style fridge/freezer. Ornate picture rail, ornate coving and tiled flooring. Window to the rear.

FIRST FLOOR ACCOMMODATION

Landing

Original floor and ornate cornice coving.

Bedroom 1 (24' 09" Max x 11' 01" Max) or (7.54m Max x 3.38m Max)

Ornate coving, laminate flooring, stairs leading to attic room and two radiators. Windows to the front and rear.

Bedroom 2 (16' 01" Max x 10' 02" Max) or (4.90m Max x 3.10m Max)

Fitted with wardrobes across one wall, laminate flooring, radiator and coved ceiling. Box bay window to the front.

Bedroom 3 (11' 05" Max x 11' 03" Max) or (3.48m Max x 3.43m Max)

Laminate floor, coved ceiling, radiator and fitted wardrobes on one wall. Window to the front.

Bedroom 4 (9' 05" Max x 8' 01" Max) or (2.87m Max x 2.46m Max)

Coved ceiling, radiator and patio door leading out onto a flat roof.

Bathroom (15' 0" Max x 11' 08" Max) or (4.57m Max x 3.56m Max)

'L' shaped bathroom comprising bath, corner shower enclosure with overhead shower, wash hand basin and low level W.C. Tiled walls, ornate coving, tiled flooring and stainless steel heated towel rail. Obscure window to the rear.

Attic Room

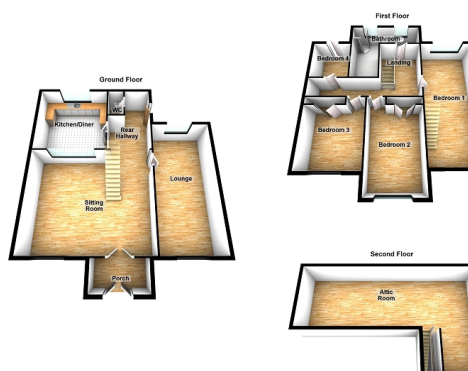
Velux window to eaves.

EXTERNALLY

Good size front garden mainly laid to lawn and patio, shared access to rear shared lane, double garage and storage shed/summer house which needs refurbishment, good size rear garden which requires attention.

Services

Mains electricity, mains water, mains gas, mains drainage



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.