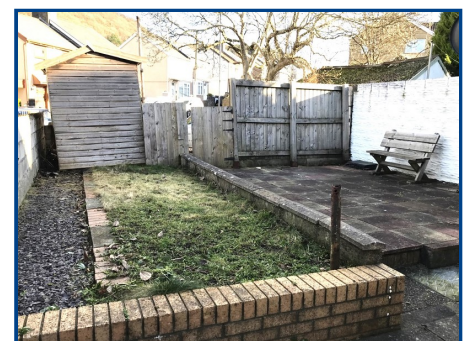
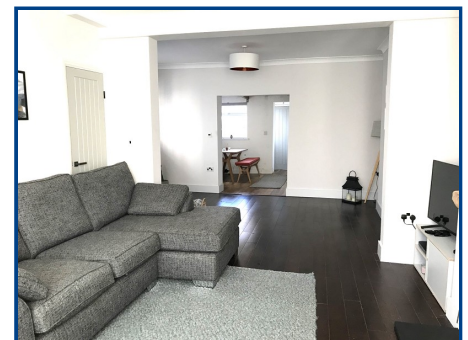


**Gower Crescent
Baglan
Port Talbot
Neath Port Talbot.**

Price **£169,950**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION AREAS
- KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- PARKING SPACE
- VIEWING IS HIGHLY RECOMMENDED



General Description

Offered for sale is this well presented three bedroom semi detached property situated in the popular area of Baglan close to all local amenities, Schools, the Port Talbot Town Centre and with good links to the M4 motorway. Internal viewing is highly recommended. Chain Free. Council Tax Band B.

EPC Rating: E42

Gower Crescent, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception areas, fitted kitchen/breakfast room and bathroom/W.C. to the ground floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear and parking space. Viewing is highly recommended. Chain Free.

Hall

Stairs with carpet to the first floor, smoke alarm and door into:

Lounge (12' 0" x 11' 07") or (3.66m x 3.53m)

Feature fireplace incorporating wood burner, two recess alcoves and understairs storage cupboard. Coved ceiling, laminate flooring, radiator and double glazed bay window to the front. Open to:

Dining Area (14' 0" x 9' 0") or (4.27m x 2.74m)

Laminate flooring, coved ceiling and radiator. Double glazed window to the side and open to:

Kitchen / Breakfast Room (14' 02" x 8' 09") or (4.32m x 2.67m)

Fitted with a range of wall and base units incorporating stainless steel sink and drainer. Electric oven and four ring gas hob with stainless steel extractor chimney over. Storage cupboard housing gas central heating boiler, laminate flooring and wood panelling to ceiling with spotlights. Part tiled walls, plumbing for washing machine, double glazed windows to the side and rear. Open to:

Vestibule

Laminate flooring, textured ceiling and radiator. Double glazed obscure door to the side and door into:

Bathroom (8' 03" Max x 7' 03" Max) or (2.51m Max x 2.21m Max)

L Shaped room comprising panelled bath with overhead shower and glass side screen, pedestal wash hand basin and low level W.C. Part tiled walls, tiled flooring, radiator and extractor fan. Double glazed obscure window to the rear.

FIRST FLOOR ACCOMMODATION

Landing

Carpet and smoke alarm.

Bedroom 1 (12' 01" x 9' 03") or (3.68m x 2.82m)

Recess alcove with picture window, coved ceiling and wooden flooring. Radiator and two double glazed windows to the front.

Bedroom 2 (11' 09" x 7' 09") or (3.58m x 2.36m)

Wooden flooring, coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (8' 04" x 6' 06") or (2.54m x 1.98m)

Textured ceiling, wooden flooring, radiator and access to loft. Double glazed window to the rear.

Outside

Enclosed front garden laid to gravel and bordered by various plants and shrubs with pathway to the side leading to an enclosed rear garden laid to patio and lawned areas. Pedestrian gate leading to parking space. Garden shed.

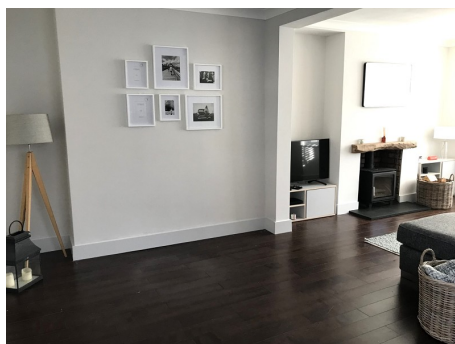
Services

Tenure

Not Specified

Council Tax

B



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.