

**Old Road
Baglan
Port Talbot
Neath Port Talbot.**

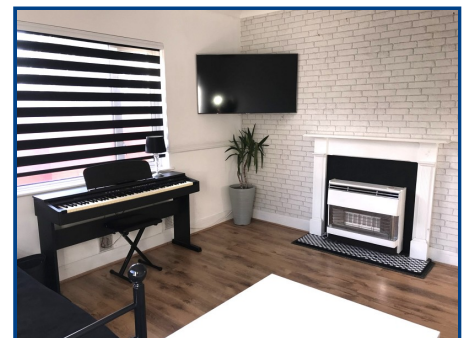
Price **£300,000**



- DETACHED BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GOOD SIZE ATTIC ROOM
- FRONT AND REAR GARDENS
- PARKING FOR SEVERAL VEHICLES
- GARAGE
- VIEWING A MUST

General Description

Three bedroom detached bungalow situated in the Baglan area of Port Talbot close to local shops, schools and amenities, close to the M4 Motorway and a short drive will take you to Port Talbot Town Centre and the Aberavon beach front. Council Tax Band D.



Old Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this Detached Bungalow situated in the very popular Baglan area of Port Talbot, this deceptively spacious property comprises of Entrance Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms and Family Bathroom. On the first floor is a good size attic room which could be converted to two bedrooms subject to the necessary planning permissions. The property benefits from good size gardens, parking for several vehicles and Garage. Viewing is highly recommended. Council Tax Band D.

Entrance

Via double-glazed door with side screen into:-

Lounge (14' 11" Max x 11' 10" Max) or (4.55m Max x 3.61m Max)

Double glazed bay window to front, wood burning stove set in feature fireplace, solid oak flooring, storage cupboard set in alcove, coved ceiling, radiator.

Dining Room (12' 06" Max x 10' 10" Max) or (3.81m Max x 3.30m Max)

Double-glazed window to side, double-glazed window to rear. Feature fireplace incorporating gas fire, coved and textured ceiling, laminate flooring, dado rail and radiator.

Kitchen (9' 02" Max x 4' 02" Max) or (2.79m Max x 1.27m Max)

Double glazed window to rear, fitted with a range of wall and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, range oven with 5 ring gas hob stainless steel extractor fan over, plumbing for washing machine, fully tiled walls and tiled flooring.

Bedroom 1 (15' 01" Max x 13' 09") or (4.60m Max x 4.19m)

Double glazed bay window to front, laminate floor, coved and textured ceiling, radiator.

Bedroom 2 (10' 02" x 9' 02") or (3.10m x 2.79m)

Double-glazed window to rear, laminate flooring, coved and textured ceiling and radiator.

Bedroom 3 (9' 06" x 7' 03") or (2.90m x 2.21m)

Double glazed window to side, coved and textured ceiling, laminate flooring, radiator.

Bathroom (9' 01" Max x 5' 04" Max) or (2.77m Max x 1.63m Max)

Double glazed obscure window to rear, fitted with bath, wash-hand basin set in vanity unit, double walk-in shower, and low level W/C, fully tiled walls, tiled flooring, wall mounted heated towel rail and spotlights to ceiling.

Attic Room

This room is divided into two areas and could be converted into two bedrooms subject to the relevant planning permissions-

Area 1 (13' 05" Max x 9' 10" Max) or (4.09m Max x 3.00m Max)

Storage to eaves, radiator, wall lights.

Area 2 (14' 01" Max x 8' 02" Max) or (4.29m Max x 2.49m Max)

Velux windows to front and rear, storage to eaves, two good size walk-in storage cupboards, wall lights, smoke alarm.

Externally.

Front garden laid to gravel with driveway to side with parking for several vehicles leading to Garage, pedestrian gated access to side garden laid to decking with covered seating area, gate into good size enclosed rear garden, storage shed, pedestrian door leading into:

Garage

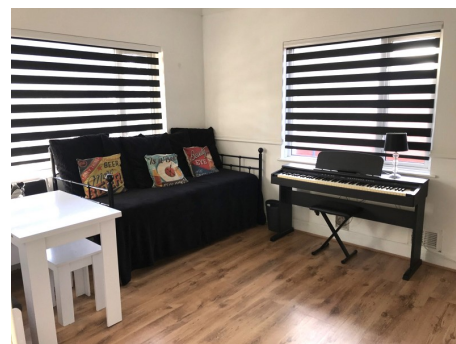
With up and over door with lights, electrics and plumbing.

Tenure

Freehold

Council Tax

D



Important notice

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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.