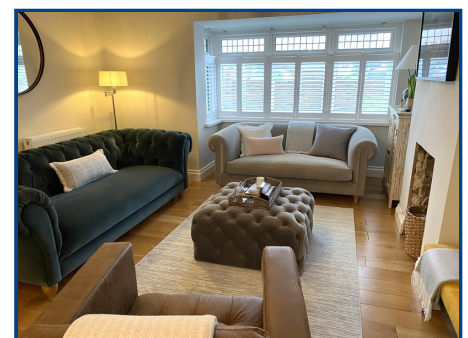


**Lodge Drive
Baglan
Port Talbot
Neath Port Talbot.**

Price £299,995



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- IMMACULATELY PRESENTED
- GARDENS & OFF ROAD PARKING
- STONE OUTBUILDING
- VIEWING IS HIGHLY RECOMMENDED



General Description

We are delighted to offer for sale this exceptionally well presented three bedroom semi detached property situated in the very popular location of Baglan with all its amenities, the Port Talbot Town Centre is within close proximity, the Port Talbot Transport Hub and with easy access to the M4 Motorway. Internal viewing is highly recommended to fully appreciate this property. Council Tax Band D.

Lodge Drive, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this immaculately presented semi detached house situated in a very popular location in Baglan. The accommodation comprises of Entrance Hallway, Lounge/dining room, kitchen and utility to the ground floor and three bedrooms and bathroom to the first floor. The property benefits from front and rear mature gardens, driveway and good size outbuilding. Viewing is highly recommended to fully appreciate this lovely family home.

Hall

Stairs to the first floor with understairs storage cupboard, coved ceiling and tiled flooring. Radiator with ornate cover and door into:

Utility Room

Plumbing for washing machine (there is also pipe work and plumbing for a toilet). Tiled flooring and double glazed obscure door to the side.

Lounge/Dining Room (22' 03" Max x 11' 06") or (6.78m Max x 3.51m)

Oak flooring, coved ceiling and two radiators. Double glazed patio doors to the rear and double glazed box bay window to the front.

Kitchen (12' 04" Max x 10' 04" Max) or (3.76m Max x 3.15m Max)

Fitted with a range of base and drawer units with oak worktops incorporating Belfast sink and range oven with five ring gas hob. Space for fridge freezer, tiled floor, radiator with ornate cover and vaulted ceiling with two velux windows. Double glazed window to the rear and double glazed door to the side.

First Floor Accommodation

Landing

Access to loft and double glazed obscure window to the side.

Bedroom 1 (11' 05" x 11' 0") or (3.48m x 3.35m)

Coved ceiling, radiator and double glazed window to the front.

Bedroom 2 (11' 06" x 11' 01") or (3.51m x 3.38m)

Coved ceiling, radiator and double glazed window to the rear.

Bedroom 3 (8' 05" x 8' 01") or (2.57m x 2.46m)

Coved and textured ceiling, radiator and double glazed window to the front.

Bathroom/W.C. (8' 05" x 5' 04") or (2.57m x 1.63m)

Comprising fully tiled shower enclosure with overhead shower, pedestal wash hand basin and low level W.C. Part tiled walls, tiled floor and airing cupboard housing central heating boiler. Spotlights to ceiling, wall mounted stainless steel heated towel rail and double glazed obscure window to the side.

Outside

Front garden laid to astro turf bordered by various trees and shrubs. Pebbled driveway to the side with parking for two cars leading to an enclosed rear garden with good size patio areas and astro turf lawn bordered with hedging. Rear gate out to wooded area.

Outbuilding (18' 05" x 8' 09") or (5.61m x 2.67m)

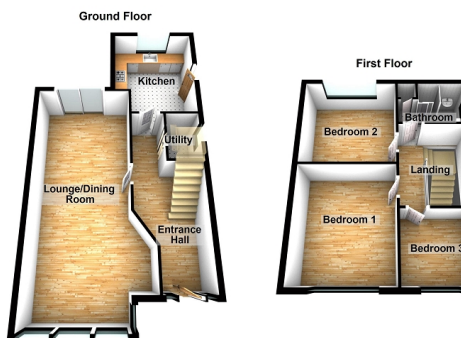
Of stone construction with door to the front and tri-folding doors to the rear. Cobbled flooring, four velux windows and a wood burning stove, lights and electric.

Tenure

Freehold

Council Tax

D



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.