

Rowan Tree Avenue
Baglan
Port Talbot
Neath Port Talbot.

Price **£300,000**



- DETACHED PROPERTY
- FOUR BEDROOMS
- ONE RECEPTION ROOM
- BATHROOM, CLOAKROOM & ENSUITE
- GARDENS & GARDEN ROOM
- PARKING FOR THREE CARS
- VIEWING HIGHLY RECOMMENDED

General Description

Very well maintained four bedroom detached property situated in the popular area of Baglan with all its amenities, Schools and bus links into the Port Talbot Town Centre and the Aberavon Beach Front. There is good access to the M4 Motorway and internal viewing is highly recommended. Council Tax Band D.



EPC Rating: C76

Rowan Tree Avenue, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this very well presented four bedroom detached property with the accommodation comprising of the above mentioned bedrooms, hallway, cloakroom, lounge, fitted kitchen/dining room with bathroom and ensuite to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with garden room to the front. Parking for three vehicles. Internal viewing is highly recommended.

Hall

Stairs to the first floor, understairs storage cupboard, radiator and laminate floor.

Cloakroom

Comprising wash hand basin and low level W.C. Tiled floor, radiator and double glazed obscure window to the side.

Lounge (17' 02" x 11' 06") or (5.23m x 3.51m)

Feature fireplace incorporating electric fire, laminate flooring and radiator. Double glazed bay window to the front and open to:

Kitchen/Dining Room (18' 04" x 17' 05") or (5.59m x 5.31m)

Fitted with a range of base, drawer and wall units with complementary work surfaces over incorporating one and half bowl sink and drainer. Eye level oven and grill and Island with four ring induction hob. Integrated fridge and freezer and integrated dishwasher and washing machine. Tiled floor, wall unit incorporating gas central heating boiler and spotlights to ceiling. Radiator, double glazed French doors to the rear, double glazed window to the rear and two double glazed windows to the side.

First Floor Landing

Airing cupboard housing shelving and radiator. Access to loft and double glazed window to the side.

Bedroom 1 (13' 06" x 9' 01") or (4.11m x 2.77m)

Double wardrobes, laminate floor and radiator. Double glazed window to the front and door into:

En Suite

Comprising tiled shower enclosure with over head shower and wash hand basin set in a vanity unit with drawers. Vinyl flooring, extractor fan, radiator and double glazed obscure window to the side.

Bedroom 2 (10' 03" x 9' 01") or (3.12m x 2.77m)

Laminate floor, radiator and double glazed window to the rear.

Bedroom 3 (10' 04" x 8' 08") or (3.15m x 2.64m)

Laminate floor, radiator and double glazed window to the front.

Bedroom 4 (6' 06" x 5' 05") or (1.98m x 1.65m)

Double glazed window to the side.

Bathroom/W.C. (8' 08" x 6' 09") or (2.64m x 2.06m)

Comprising free standing bath, wash hand basin and W.C. set in a vanity unit. Tiled floor, part tiled walls and heated towel radiator. Double glazed obscure window to the rear.

Outside

Front garden laid to lawn with pedestrian access leading to enclosed side and rear garden which is laid mainly to lawn with decked area and pergola over.

Garden room (18' 02" x 16' 04") or (5.54m x 4.98m)

Was previously the detached garage and has French doors to the rear and two double glazed windows to the side. Laminate flooring, spotlights to ceiling and electric heater.

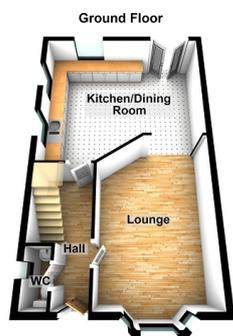
Services

Tenure

Not Specified

Council Tax

D



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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.