

**Maes Rhedyn
Baglan
Port Talbot
Neath Port Talbot.**

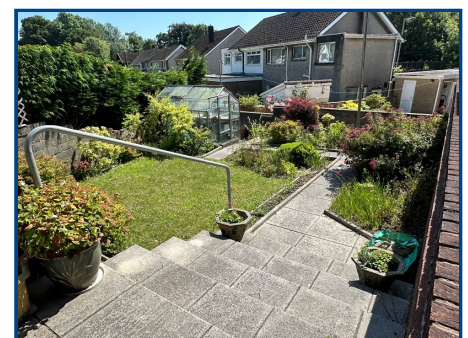
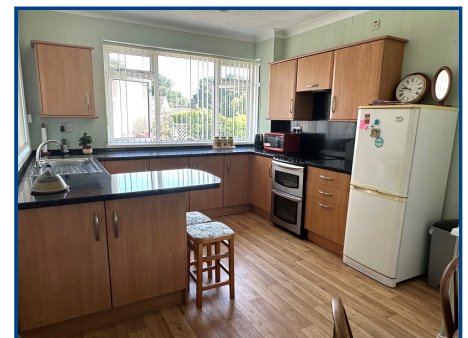
Price **£325,000**



- DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- BATHROOM & GROUND FLOOR W.C.
- MATURE GARDENS
- DRIVEWAY AND GARAGE
- POPULAR LOCATION
- VIEWING RECOMMENDED

General Description

Well maintained three bedroom detached property situated in the popular area of Baglan close to local Schools, bus routes into the Port Talbot Town Centre with all its amenities and with easy access to the M4 Motorway. The property benefits from gardens and a garage and internal viewing is highly recommended. Council Tax Band F.



Maes Rhedyn, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this spacious three bedroom detached property with the accommodation comprising of hallway, W.C., two reception rooms, fitted kitchen/breakfast room and rear porch to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having double glazing, gas central heating, front, side and rear mature gardens and a garage. Internal viewing is recommended.

Hall

Stairs to the first floor, understairs storage cupboard and wall lights. Coved ceiling, radiator and double glazed obscure window to the front.

W.C.

Comprising low level W.C. Respotex panelling to walls, vinyl flooring and double glazed obscure window to the front.

Lounge (21' 07" x 12' 02") or (6.58m x 3.71m)

Feature fireplace incorporating living flame gas fire, coved ceiling and two radiators. Double glazed windows to the front and rear and double glazed obscure window to the side.

Dining Room (11' 07" x 9' 03") or (3.53m x 2.82m)

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

Kitchen / Breakfast Room (19' 04" Max x 10' 05") or (5.89m Max x 3.18m)

Fitted with a range of base, drawer and wall units with complementary work surfaces over incorporating stainless steel sink and drainer. Space for cooker with extractor fan over, plumbing for washing machine and space for fridge/freezer. Storage cupboard housing gas central heating boiler, double glazed windows to the front, side and rear. Door into:

Porch

Double glazed window to the side and double glazed door to the rear.

First Floor Landing

Access to loft and storage cupboard with shelving. Wall lights, radiator and double glazed window to the front.

Bedroom 1 (21' 08" x 12' 04") or (6.60m x 3.76m)

Two storage cupboards, radiator, double glazed window to the front and double glazed patio door to the rear leading onto a balcony.

Bedroom 2 (11' 07" x 9' 03") or (3.53m x 2.82m)

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

Bedroom 3 (12' 0" x 10' 07") or (3.66m x 3.23m)

Coved ceiling, radiator and double glazed windows to the side and rear.

Bathroom/W.C. (7' 03" x 7' 03") or (2.21m x 2.21m)

Comprising panelled bath, shower enclosure, wash hand basin and low level W.C. Respotex panelling to walls, spotlights to ceiling and stainless steel heated towel rail. Double glazed obscure window to the side.

Outside

Front garden laid to lawn bordered by various plants, trees and shrubs with driveway to side leading to Garage with further gravel area to side, pedestrian gated access leading to enclosed rear garden with patio area and potting shed, steps lead down to lawned garden planted with mature plants and shrubs, glasshouse, outside tap.

Garage

With up and over door, working lights and electrics.

Broadband & Mobile Signal

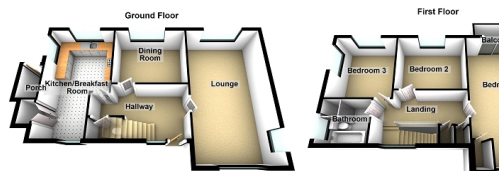
Broadband is available in the area and the mobile phone signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

F



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.