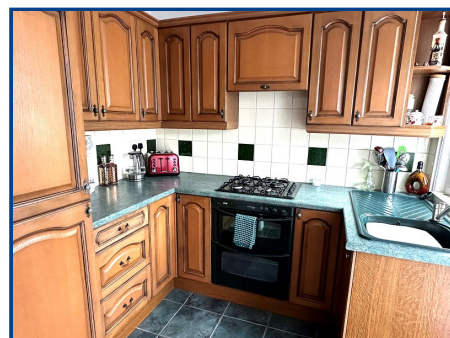
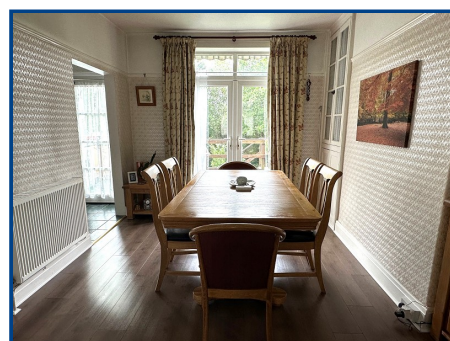


**Sarnfan Baglan Road  
Baglan  
Port Talbot  
Neath Port Talbot.**

Price **£179,500**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN & BATHROOM
- GARDENS & DRIVEWAY
- VIEWING IS RECOMMENDED



**General Description**

Offered for sale is this three bedroom semi detached property situated in the popular area of Baglan close to local Schools, the Port Talbot Town Centre with all its amenities and has good access to the M4 Motorway. The Aberavon Beach is also a short drive away with its various Cafes and ice creams parlours. Council Tax Band C.

**EPC Rating: D62**

# Sarnfan Baglan Road, Baglan, Port Talbot, Neath Port Talbot.

## Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hall, lounge/dining room, kitchen, conservatory to ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens and driveway.

## Hall

Stairs to the first floor, radiator and understairs storage cupboard. Coved ceiling and double glazed window to the side.

## Lounge (11' 08" x 10' 06" ) or (3.56m x 3.20m)

Two recess alcoves, picture rail, radiator and double glazed box bay window to the front. Open to:

## Dining Room (12' 0" x 11' 01" ) or (3.66m x 3.38m)

Two recess alcoves one incorporating a storage cupboard, picture rail and laminate flooring. Radiator, double glazed French doors to the rear and open to:

## Kitchen (7' 07" x 6' 06" ) or (2.31m x 1.98m)

Fitted with a range of base and wall units with work tops over incorporating a four ring gas hob with extractor chimney over and fan assisted electric oven. Integrated fridge/freezer, part tiled walls and tiled flooring. Spotlights to ceiling, sash window to the rear and door into:

## Conservatory (8' 02" x 8' 02") or (2.49m x 2.49m)

Double glazed windows to both sides and rear and a glass roof. Fitted with a range of base units with work tops over, plumbing for washing machine, space for tumble dryer and electric wall heater.

## First Floor Landing

Coved ceiling, access to loft and double glazed obscure window to the side.

## Bedroom 1 (11' 09" x 11' 04" ) or (3.58m x 3.45m)

Two recess alcoves, picture rail, radiator and double glazed box bay window to the front.

## Bedroom 2 (12' 01" x 12' 01" ) or (3.68m x 3.68m)

Two recess alcoves one incorporating a storage cupboard with shelving. Gas central heating boiler, picture rail, radiator and double glazed window to the rear.

## Bedroom 3 (8' 05" x 6' 07" ) or (2.57m x 2.01m)

Picture rail, radiator and double glazed window to the front.

## Bathroom/W.C. (7' 01" x 6' 0" ) or (2.16m x 1.83m)

Comprising corner shower cubicle with overhead shower, vanity wash hand basin and low level W.C. Respatex panelling to walls, vinyl flooring, radiator and spotlights to ceiling. Double glazed obscure window to the rear.

## Outside

Driveway to the front with steps leading down to pathway with pedestrian access to the side leading to an enclosed tiered rear garden with decked area leading from french doors with steps leading down to a gravelled seating area. Further steps leading to a lawned garden planted with various trees, shrubs and plants.

## Broadband and Mobile phone

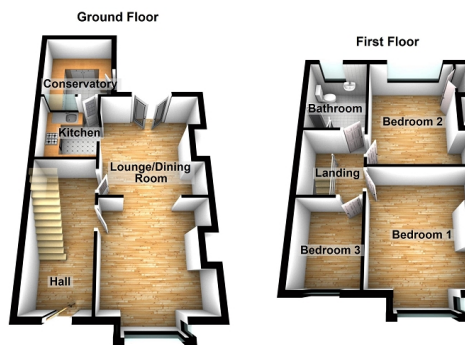
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

## Tenure

Freehold

## Council Tax

C



## 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](mailto:surveys@ctf-uk.com).