

**Pentyla Baglan Road  
Baglan  
Port Talbot  
Neath Port Talbot.**

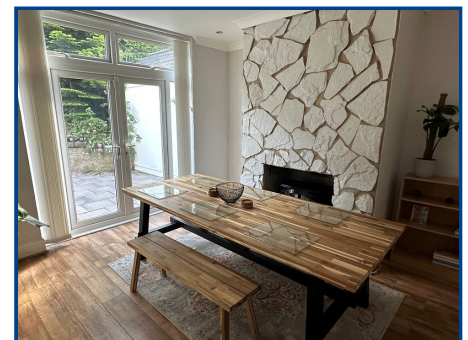
Price **£269,995**



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- ATTIC ROOM
- DOWNSTAIRS CLOAKROOM
- FRONT AND REAR GARDENS
- DOUBLE GARAGE
- PARKING FOR SEVERAL VEHICLES
- NO CHAIN

**General Description**

We are pleased to offer for sale this traditional spacious semi detached family home situated in this popular area of Port Talbot close to all local amenities, the Port Talbot Town Centre and with easy access to the M4 motorway and Aberavon beach front. Internal viewing is highly recommended. Council Tax Band D. NO CHAIN.



**EPC Rating: C70**

**Pentyla Baglan Road, Baglan, Port Talbot, Neath Port Talbot.**

## Property Description

An opportunity to purchase this well presented property with the accommodation comprising of entrance porch, hallway, two reception rooms, kitchen and cloakroom to the ground floor and three bedrooms and bathroom to the first floor plus spacious attic room. The property benefits from having gas central heating, gardens to the front and rear together with off road parking and double garage. Viewing is highly recommended.

### Porch

Entrance via double glazed front door with obscure windows to the side and rear, tiled flooring, door into:-

### Hallway

Double glazed window to the front, staircase to first floor, picture rail, coved ceiling, radiator.

### Lounge (15' 0" Max x 12' 05" Max) or (4.57m Max x 3.78m Max)

Double glazed french doors to front with side windows, two recess alcoves, feature fireplace incorporating open fire, laminate flooring, coved ceiling, radiator.

### Dining Room (12' 03" Max x 12' 0" Max) or (3.73m Max x 3.66m Max)

Double glazed french doors to rear, two recess alcoves incorporating wall lights, feature fireplace, spotlights and coving to ceiling, laminate flooring, radiator.

### Kitchen (10' 0" Max x 8' 02" Max) or (3.05m Max x 2.49m Max)

Double glazed window to rear, fitted with a range of wall, drawer and base units with complimentary worktops over incorporating one and a half bowl sink and drainer, four ring ceramic hob with extractor fan over and electric oven, spotlights and coving to ceiling, tiled flooring, radiator, open to :

### Vestibule

Tiled flooring, double glazed door to side, door into:

### W.C.

Double glazed obscure window to side, fitted with low level WC, laminate flooring.

### First Floor Landing

Staircase to attic room, original floorboards, dado rail.

### Bedroom 1 (15' 01" x 11' 08" ) or (4.60m x 3.56m)

Double glazed bay window to the front with views over Port Talbot and Swansea Bay, two recess alcoves, coved ceiling, radiator.

### Bedroom 2 (12' 01" x 12' 0" ) or (3.68m x 3.66m)

Double glazed window to the rear, two recess alcoves incorporating wall lights, coved ceiling, radiator.

### Bedroom 3 (7' 03" x 4' 09" ) or (2.21m x 1.45m)

Double glazed window to the front, laminate flooring, coved ceiling, radiator.

### Bathroom

Double glazed obscure window to the rear, fitted with panelled bath, shower enclosed with overhead waterfall shower, wash hand basin set in vanity unit and low level WC, spotlights and coving to ceiling, stainless steel heated towel rail, tiled flooring, extractor fan, storage cupboard housing shelving and gas central heating boiler powered by Hive, shaver point.

### Second Floor Landing

Storage to eaves, door into:-

### Attic Room (17' 03" Max x 15' 09" Max) or (5.26m Max x 4.80m Max)

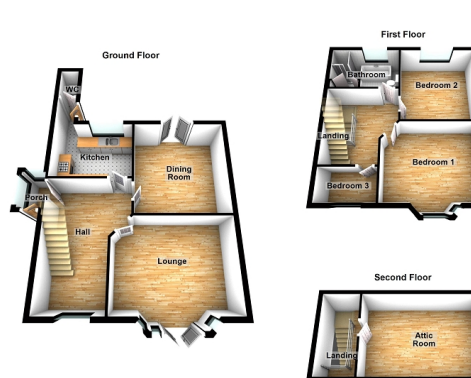
Velux windows to front and rear, storage to eaves. spotlights to ceiling.

### EXTERNALLY

To the front there is a driveway with parking for several cars and double garage, pedestrian access to side leading up to good size patio area with views looking over to Swansea Bay. Pedestrian access to side leading to enclosed tiered rear garden with patio area, outbuilding incorporating utility room, steps leading up to lawned tiered gardens planted with various mature trees plants and shrubs. Garden shed.

### Double Garage (20' 0" x 19' 09" ) or (6.10m x 6.02m)

with electric roller shutter door, working lights and electrics, outside water tap.



### 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).

