

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

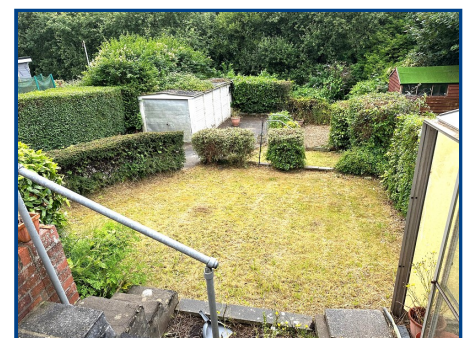
Price **£205,000**



- DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- MATURE GARDENS
- GARAGE
- VIEWING RECOMMENDED

General Description

We are pleased to offer for sale this spacious traditional detached family home which has three bedrooms and two reception rooms. The property is situated in a very popular location and is close to the Port Talbot Town Centre with all its amenities and has good access to the M4 motorway and Aberavon beach. Council Tax Band D. No Chain.



EPC Rating: D64

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

Property Description

This spacious detached home comprises of hallway, sitting room, lounge/dining room, kitchen,/breakfast room and rear porch to ground floor and Three bedrooms and bathroom to the first floor. The property benefits from gas central heating, double glazing and good size mature gardens, basement storage room and garage. Viewing is highly recommended. No Chain.

Entrance

Double glazed door with window to the side into:-

Hallway

Staircase to first floor, under stairs storage cupboard, coved and textured ceiling, radiator.

Sitting Room (12' 08" Max x 10' 06" Max) or (3.86m Max x 3.20m Max)

Double glazed bay window to the front, gas fire, two recess alcoves, coved and textured ceiling, radiator.

Lounge/Dining Room (23' 0" Max x 12' 09" Max) or (7.01m Max x 3.89m Max)

Double glazed window to rear, gas fire, two recess alcoves, coved and textured ceiling, two radiators.

Kitchen / Breakfast Room (19' 03" Max x 9' 04" Max) or (5.87m Max x 2.84m Max)

Double glazed window to rear, fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating stainless steel one and a half bowl sink and drainer, four ring induction hob with extractor fan over, eye level cooker and microwave, fridge freezer, washing machine and dishwasher, tiled flooring, coved ceiling, radiator, double glazed door into:-

Rear Porch

Double glazed door to rear, double glazed door to front, tiled flooring, fitted with wall units.

First Floor Landing

Double glazed obscure window to side, coved and textured ceiling.

Bedroom 1 (11' 09" Max x 11' 03" Max) or (3.58m Max x 3.43m Max)

Double glazed bay window to the front, coved ceiling, radiator.

Bedroom 2 (13' 0" Max x 11' 05" Max) or (3.96m Max x 3.48m Max)

Double glazed window to the rear, coved ceiling, radiator.

Bedroom 3 (7' 09" x 6' 09") or (2.36m x 2.06m)

Double glazed window to the front, radiator.

Bathroom (8' 0" x 6' 05") or (2.44m x 1.96m)

Double glazed window to the rear, fitted with panelled bath with overhead shower and side screen, wash hand basin set in vanity unit and low level WC, storage cupboard housing gas central heating boiler, respatex panelling to walls, stainless steel wall heated towel rail, access to loft space.

EXTERNALLY

front garden laid mainly to lawn and bordered bay various mature trees and shrubs, double gates leading to driveway to side with parking for several vehicles leading to enclosed rear garden with patio and lawned areas and planted with mature trees, shrubs and flowers.

Garage

Detached garage situated at the rear of the garden.

Basement

Currently used for storage.

Broadband and Mobile phone

Tenure

Freehold

Council Tax

D



Important notice

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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.