

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

Price **£115,000**



- MID TERRACE PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- TWO KITCHENS
- TWO BATHROOM/W.C.'S
- NO ONGOING CHAIN



**General Description**

Clee Tompkinson Francis are now in receipt of an offer for the sum of £115,000 for 45 Pentyla Baglan Road, Port Talbot SA12 8DR. Anyone wishing to place an offer on the property should contact Clee Tompkinson Francis 40a Station Road Port Talbot SA13 1JS on 01639 881556 prior to exchange of contracts.

**EPC Rating: D60**

Offered for sale is this mid terrace property set over four floors and could be used for multiple use. The property

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

## Property Description

Clee Tompkinson Francis are now in receipt of an offer for the sum of £115,000 for 45 Pentyla Baglan Road Port Talbot SA12 8DR. Anyone wishing to place an offer on the property should contact Clee Tompkinson Francis 40a Station Road Port Talbot SA13 1Js on 01639 881556 prior to exchange of contracts.

Offered for sale is this mid terrace property set over four floors and could be used for multiple use. The property benefits from having gas central heating, double glazing and a rear garden. The property is situated close to the Port Talbot Town Centre with all its amenities and has good access to the M4 Motorway. Council Tax Band A. No Chain. "All appliances/services have not and will not be tested"

## Hall

Stairs to the first floor and stairs to the basement. Radiator and double glazed window to the rear.

## Lounge (15' 01" x 12' 08" Max Max) or (4.60m x 3.86m Max)

Textured ceiling, laminate floor, radiator and double glazed bay window to the front.

## Kitchen (11' 08" x 11' 07" ) or (3.56m x 3.53m)

Fitted with wall and base units incorporating one and half bowl sink and drainer. Oven, four ring gas hob with extractor chimney over and textured ceiling. Laminate floor, radiator and double glazed window to the rear.

## Basement Space (18' 02" x 14' 09" ) or (5.54m x 4.50m)

Understairs storage cupboard, laminate floor and two radiators. Storage cupboard, double glazed window and door to the rear. Door into:

## Bathroom/W.C. (9' 05" x 8' 0" ) or (2.87m x 2.44m)

Comprising corner shower enclosure with overhead shower, wash hand basin and low level W.C. Double glazed window to the rear.

## Kitchen (8' 0" x 4' 07" ) or (2.44m x 1.40m)

Fitted with a range of base and wall units with worktops over incorporating sink and drainer, oven and hob with extractor chimney over. Plumbing for washing machine, part tiled walls and tiled flooring.

## First Floor Landing

Original floorboards, stairs to attic room and double glazed window to the rear.

## Bedroom 1 (11' 09" x 11' 08" ) or (3.58m x 3.56m)

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

## Bedroom 2 (11' 08" x 11' 0" ) or (3.56m x 3.35m)

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

## Bathroom/W.C. (7' 0" x 5' 05" ) or (2.13m x 1.65m)

Comprising panelled bath with overhead shower and side screen, wash hand basin and W.C. Part tiled walls, tiled floor, extractor fan and double glazed obscure window to the front.

## Attic Room 1 (14' 08" x 8' 05" ) or (4.47m x 2.57m)

Laminate floor, textured ceiling, radiator and eaves storage. Velux window to the rear and opening into:

## Attic Room 2 (14' 08" x 6' 01" ) or (4.47m x 1.85m)

Laminate floor, textured ceiling and velux window to the front.

## Broadband & Mobile Signal

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

## Services

## Tenure

Not Specified

## Council Tax

A



## 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).