

**Edgehill Close
Baglan
Port Talbot
Neath Port Talbot.**

Price **£189,995**



- SEMI DETACHED PROPERTY
- WELL PRESENTED ACCOMMODATION
- THREE BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- DRIVEWAY & GARAGE
- VIEWING IS RECOMMENDED

General Description

Situated in a very popular area close to the local shops and amenities with good access to Port Talbot Town Centre and the M4. The property is located in a quiet cul de sac. The property is very well maintained but does require some updating and internal viewing is recommended. Council Tax Band C.



EPC Rating: C72

Edgehill Close, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this Semi Detached property situated in a popular location close to local amenities. The Accommodation comprises of entrance hallway, lounge, dining room and kitchen to ground floor and three bedrooms and shower room to first floor.. Externally there is an enclosed garden, driveway and garage Council Tax Band C

Entrance

Via double glazed door into:

Hallway

Staircase to first floor, coved ceiling, smoke alarm, radiator, door into:

Lounge (13' 01" Max x 12' 09" Max) or (3.99m Max x 3.89m Max)

Double glazed window to front, feature fireplace incorporating electric fire with wooden surround, coved ceiling, radiator, open to:

Dining Room (10' 05" Max x 9' 07" Max) or (3.18m Max x 2.92m Max)

Double glazed window to rear, coved ceiling, radiator, door into:-

Kitchen (19' 06" Max x 9' 01" Max) or (5.94m Max x 2.77m Max)

Double glazed door to side, double glazed windows to rear and side, fitted with a range of wall and base units with worktops over incorporating sink and drainer, space for cooker with extractor fan over, under stairs storage cupboard, plumbing for washing machine and dishwasher, radiator.

First Floor Landing

Double glazed obscure window to side, access to loft, storage cupboard housing shelving, smoke alarm.

Bedroom 1 (11' 08" x 10' 08") or (3.56m x 3.25m)

Double glazed window to front, fitted with mirror fronted wardrobes across one wall, coved ceiling, radiator.

Bedroom 2 (11' 03" Max x 11' 02" Max) or (3.43m Max x 3.40m Max)

Double glazed window to rear, good size storage cupboard with shelving, coved ceiling, radiator.

Bedroom 3 (8' 08" Max x 8' 04" Max) or (2.64m Max x 2.54m Max)

Double glazed window to front, coved ceiling, radiator.

Bathroom (6' 04" x 5' 05") or (1.93m x 1.65m)

Double glazed window to rear, fitted with shower enclosure, wash hand basin and low level WC. fully tiled walls, tiled flooring, radiator.

EXTERNALLY

Front garden laid to gravel with driveway to side leading to Detached Garage, gated access to side leading to enclosed garden with gravel area and further tiered garden planted with various plants and shrubs.

Broadband & Mobile Signal

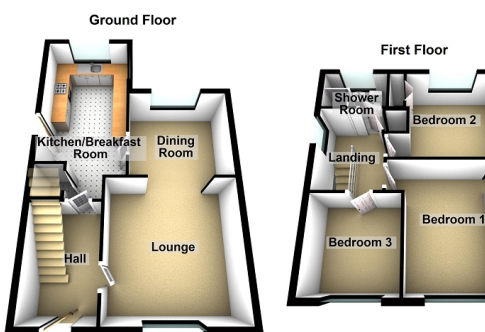
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

C



Important notice

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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.