



**Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers**  
14 Offices Across South Wales

**St  
Catherines Road  
Baglan  
Port Talbot  
Neath Port Talbot.**

Price **£275,000**



- DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM/W.C.
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED

Viewing: **01639 881 556** Website: **www.ctf-uk.com** Email: **porttalbot@ctf-uk.com**

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

**General Description**

Very well maintained three bedroom detached dormer bungalow situated in this sought after location and close to local amenities, schools, the Port Talbot Town Centre and has easy access to the M4 Motorway. The Aberavon Beach with all its amenities and Cafes is a short drive away and internal viewing is highly recommended. Council Tax Band D.

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### Property Description

We are pleased to offer for sale this very well maintained three bedroom detached dormer bungalow with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception rooms, fitted kitchen and bathroom/W.C. to the ground floor. The property benefits from having a storage room to the first floor, gas central heating, double glazing and gardens to the front and rear. Internal viewing is highly recommended.

### Porch

Original flooring, coved ceiling and glazed door into:

### Hall

Stairs to the first floor, storage cupboard, coved ceiling and radiator.

### Lounge (13' 05" x 11' 03" ) or (4.09m x 3.43m)

Coved ceiling, feature fireplace incorporating electric fire and two radiators. Double glazed box bay window to the front.

### Sitting Room (12' 09" x 12' 02" ) or (3.89m x 3.71m)

Feature fireplace incorporating open fire, coved ceiling, radiator and double glazed window to the front.

### Kitchen (10' 06" x 10' 06" ) or (3.20m x 3.20m)

Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer. Space for cooker, plumbing for washing machine and part tiled walls. Coved ceiling, gas central heating boiler and double glazed window and door to the side.

### Bedroom 1 (13' 0" x 12' 02" ) or (3.96m x 3.71m)

Coved ceiling, radiator and double glazed window to the rear.

### Bedroom 2 (10' 01" x 9' 01" ) or (3.07m x 2.77m)

Coved ceiling, radiator and double glazed French doors to the rear.

### Bathroom/W.C. (8' 09" x 5' 08" ) or (2.67m x 1.73m)

Comprising double shower enclosure with overhead shower, pedestal wash hand basin and low level W.C. Tiled walls, tiled flooring, spotlights and coving to ceiling. Radiator and double glazed obscure window to the rear.

### First Floor Landing

Door into:

### Bedroom 3 (13' 09" x 10' 08" ) or (4.19m x 3.25m)

Storage to eaves, coved ceiling and radiator. Two wall lights and double glazed window to the front.

### Storage Room (14' 05" x 5' 02" ) or (4.39m x 1.57m)

Storage cupboard housing water tank and further storage to eaves. Access to roof space.

### Outside

Tiered front garden laid mainly to lawn planted with various plants and shrubs. Pedestrian access around the property. Enclosed rear garden laid mainly to lawn bordered by trees, plants and shrubs. Patio area and storage shed.

### 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

D

