

**Laurel Avenue
Baglan
Port Talbot
Neath Port Talbot.**

Price **£160,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- VIEWING IS RECOMMENDED



General Description

Offered for sale is this three bedroom semi detached property with a rear extension to the ground floor situated in the sought after residential area of Baglan within walking distance to the local Park, shops and other amenities. There are various primary and comprehensive Schools in the vicinity, the Aberavon Beach is a short drive away with its various ice cream parlours and other eateries. You have easy access to the M4 Motorway and the Port Talbot Transport Hub. Council Tax Band B.

Laurel Avenue, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented three bedroom semi detached property, which does require a bit of updating, with the accommodation comprising of the above mentioned bedrooms, entrance hallway, W.C., sitting room, lounge, fitted kitchen and dining room to the ground floor. To the first floor there is the landing area, three bedrooms and bathroom/W.C. The property benefits from having gas central heating, double glazing, garden to the front with off road parking and a garden to the rear. The Port Talbot Town Centre is a short drive away and viewing is recommended.

WC (4' 05" x 3' 04") or (1.35m x 1.02m)

Sitting Room (11' 04" Max x 11' 02" Max) or (3.45m Max x 3.40m Max)

Lounge (12' 06" Max x 10' 07" Max) or (3.81m Max x 3.23m Max)

Kitchen (9' 07" x 7' 08") or (2.92m x 2.34m)

Dining Room (15' 09" x 5' 08") or (4.80m x 1.73m)

First Floor Accommodation

Landing

Bedroom 1 (13' 01" x 10' 08") or (3.99m x 3.25m)

Bedroom 2 (11' 06" x 10' 06") or (3.51m x 3.20m)

Bedroom 3 (9' 07" Max x 7' 08" Max) or (2.92m Max x 2.34m Max)

Bathroom/W.C. (7' 07" x 6' 03") or (2.31m x 1.91m)

Outside

Garden to the front with off road parking and pedestrian gate leading to the rear garden with paved area.

Broadband and Mobile phone

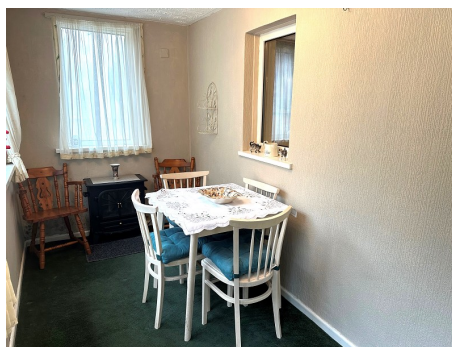
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Tenure

Freehold

Council Tax

B



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.