

**Heol Y Nant  
Baglan  
Port Talbot  
Neath Port Talbot.**

Price **£299,995**



- DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- BATHROOM, CLOAKROOM & ENSUITE
- GARDENS & OFF ROAD PARKING
- VIEWING IS HIGHLY RECOMMENDED

## General Description

We are pleased to offer for sale this very well presented three bedroom detached property situated in this popular location close to local shops, Schools and with easy access to the M4 Motorway. The Port Talbot Town Centre and the Aberavon Beach are both within a short driveway with all their various amenities. Internal viewing is highly recommended. Council Tax band D.



# Heol Y Nant, Baglan, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this very well presented detached property with the accommodation comprising of hallway, cloakroom/W.C., lounge, dining room, fitted kitchen and conservatory to the ground floor and Three bedrooms, ensuite and family bathroom to the first floor. The property benefits from having an ensuite to the master bedroom, gas central heating, double glazing, gardens to the front and rear together with driveway for several vehicles. Internal viewing is highly recommended.

## Hall

Stairs to the first floor, laminate floor and radiator. Textured ceiling and double glazed window to the side.

## Cloakroom

Comprising wash hand basin and low level W.C. set in a vanity unit. Tiled splashback, textured ceiling, radiator and double glazed window to the front.

## Lounge (20' 11" x 12' 06" ) or (6.38m x 3.81m)

Laminate floor, feature fireplace incorporating electric fire, radiator and understairs storage cupboard. Double glazed window to the front and open to:

## Dining Room (11' 01" x 7' 08") or (3.38m x 2.34m)

Laminate floor, textured ceiling, radiator and sliding patio doors to the rear opening into conservatory. Door into:

## Kitchen (11' 0" x 7' 09" ) or (3.35m x 2.36m)

Fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer, electric oven, four ring gas hob with extractor fan over. Plumbing for washing machine, wall mounted central heating boiler, space for fridge/freezer and part tiled walls. Textured ceiling, laminate floor, radiator, double glazed door to the side and double glazed window to the rear.

## Conservatory (12' 06" x 9' 01" ) or (3.81m x 2.77m)

Dwarf brick walls, wall mounted electric heater and laminate floor. Double glazed windows to the side and rear.

## First Floor Landing

Access to loft, textured ceiling, storage cupboard and double glazed window to the side.

## Bedroom 1 (14' 07" x 9' 02" ) or (4.45m x 2.79m)

Textured ceiling, radiator and double glazed window to the front. Door into:

## En Suite

Comprising shower cubicle, wash hand basin and low level W.C. Part tiled walls, spotlights to ceiling and laminate floor. Extractor fan, radiator and double glazed window to the side.

## Bedroom 2 (10' 02" x 10' 01" ) or (3.10m x 3.07m)

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

## Bedroom 3 (9' 02" x 6' 06" ) or (2.79m x 1.98m)

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

## Bathroom/W.C. (6' 07" x 5' 08" ) or (2.01m x 1.73m)

Comprising panelled bath, wash hand basin and low level W.C. Part tiled walls, textured ceiling, extractor fan and radiator. Double glazed window to the side.

## Outside

## 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

D



## 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).