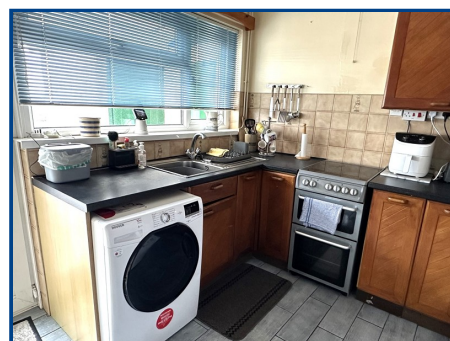
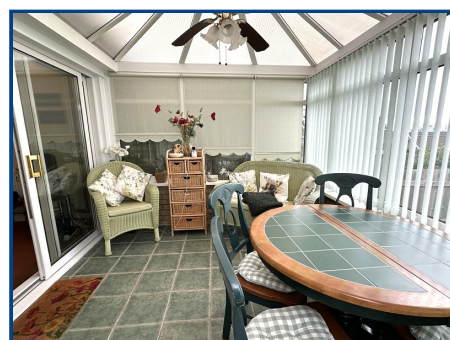
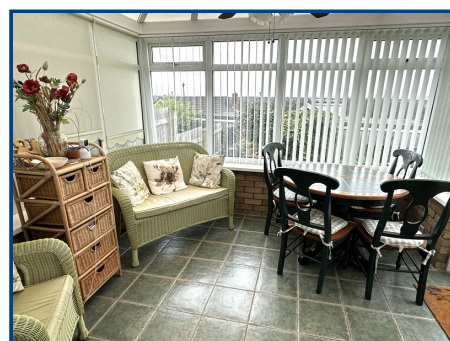


**Kenilworth Court
Baglan
Port Talbot
Neath Port Talbot.**

Price £230,000



- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- ONE RECEPTION ROOM
- GAS CENTRAL HEATING
- GARDENS & GARAGE
- VIEWING RECOMMENDED
- CONSERVATORY
- NO ONWARD CHAIN



General Description

Being sold with No Onward Chain and is located in this very popular location is this three bedroom semi detached bungalow situated close to all local amenities, the Port Talbot Town Centre and with good access to the M4 Motorway. The Aberavon Beach is a short drive away with its various activities and Cinema also Margam Country Park is also a short drive away with its historic Castle. Council Tax Band D.

EPC Rating: F28

Kenilworth Court, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this three bedroom semi detached bungalow with the accommodation comprising of entrance hallway, lounge, kitchen, conservatory, bathroom, two bedrooms and attic room. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway and garage. Viewing is recommended.

Hall

Stairs leading to attic room, coved ceiling, storage cupboard and radiator.

Lounge (12' 01" Max x 16' 07" Max) or (3.68m Max x 5.05m Max)

Feature fireplace, coved and textured ceiling and serving hatch to kitchen. Double glazed patio doors to the rear leading into conservatory.

Conservatory (10' 04" x 9' 05") or (3.15m x 2.87m)

Of dwarf brick construction with double glazed windows to the side and rear and double glazed door to the side. Polycarb roof, tiled floor and ceiling fan.

Kitchen (9' 08" Max x 9' 06" Max) or (2.95m Max x 2.90m Max)

Fitted with a range of base and wall units with worktops over incorporating stainless steel sink and drainer. Space for cooker and fridge freezer. Plumbing for washing machine, tiled floor, part tiled walls, coved and textured ceiling. Radiator, double glazed window and door to the rear.

Bedroom 1 (12' 02" x 10' 05") or (3.71m x 3.18m)

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

Bedroom 2 (10' 0" x 9' 0") or (3.05m x 2.74m)

Radiator and double glazed window to the front.

Bathroom/W.C.

Comprising walk in shower with glass side screen, wash hand basin set in a vanity unit and closomat W.C. Tiled walls, non slip flooring, extractor fan and stainless steel heated towel rail. Double glazed obscure window to the side.

Attic Room (15' 0" x 12' 0") or (4.57m x 3.66m)

Fitted wardrobes across one wall, storage cupboard housing gas central heating boiler and under eaves storage to the side and rear. Radiator and double glazed window to the side

Outside

Situated on a good size corner plot with lawned gardens bordered by mature trees, plants and shrubs. Driveway leading to garage with up and over door, pedestrian door leading to rear garden. Pedestrian gate leading to enclosed rear garden laid to patio and lawn planted with various trees and shrubs. Distant views of the sea to the rear, garden shed and storage shed.

Broadband and Mobile phone

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

Services

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 mis-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.