

**Smallwood Road
Baglan
Port Talbot
Neath Port Talbot.**

Price £199,995



- DETACHED DORMER BUNGALOW
- THREE BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED GARDENS & GARAGE
- VIEWING HIGHLY RECOMMENDED



General Description

EPC Rating: E53

We have pleasure in offering for sale this three bedroom detached dormer bungalow situated in the popular area of Baglan close to local amenities and with easy access to the M4 motorway. Council Tax Band D .

Smallwood Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

This Detached Dormer Bungalow is conveniently situated in the Baglan area of Port Talbot close to local schools and amenities. The accommodation comprises of one reception room, fitted kitchen/dining room, three bedrooms and family bathroom. The property benefits from having double glazing, gas central heating, enclosed gardens and garage. Easy access to the M4. Viewing highly recommended. Council Tax Band D.

Entrance

Via double glazed entrance door with side screen into:

Hallway

Staircase to first floor, storage cupboard, radiator.

Lounge (13' 0" x 12' 03") or (3.96m x 3.73m)

Double glazed bay window to front, wooden flooring, radiator.

Kitchen/Dining Room (18' 05" Max x 11' 08" Max) or (5.61m Max x 3.56m Max)

Double glazed door to side and double glazed windows to rear and side. Fitted with a range of wall, drawer and base units with complimentary work surfaces over incorporating sink and drainer. Four ring halogen hob with extractor fan over, eye level electric oven, integrated fridge freezer and integrated dishwasher. Understairs storage cupboard with plumbing for washing machine, part tiled walls, tiled flooring with underfloor heating and radiator.

Bedroom 1 (12' 0" x 10' 09") or (3.66m x 3.28m)

Double glazed windows to front and side, radiator.

Bedroom 2 (12' 08" x 10' 09") or (3.86m x 3.28m)

Double glazed window to rear, radiator.

Bathroom (36' 4" x 23' 2") or (11.08m x 7.05m)

Double glazed obscure window to rear. Fitted with panelled bath, walk in shower with glass side screen, wash hand basin and low level WC. Storage cupboard housing shelving and radiator, part tiled walls, tiled flooring with underfloor heating and radiator.

First Floor Landing

Velux window to side and door into :-

Bedroom 3 (20' 0" Max x 14' 08") or (6.10m Max x 4.47m)

Double glazed window to front, velux windows to side, storage cupboard housing gas central heating boiler, radiator.

EXTERNALLY

Front enclosed garden planted with various trees and shrubs with pathway around both side of the property leading to enclosed rear garden with patio area. Driveway leading to Garage with up and over door.

Services

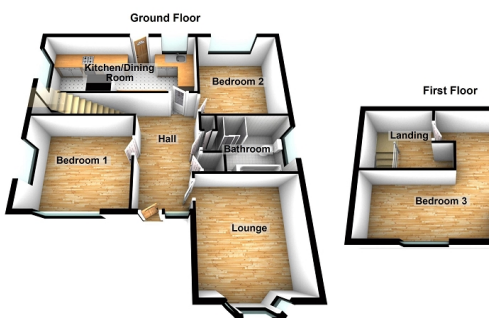
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

D



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.