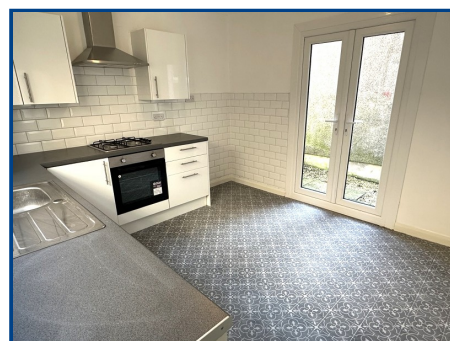
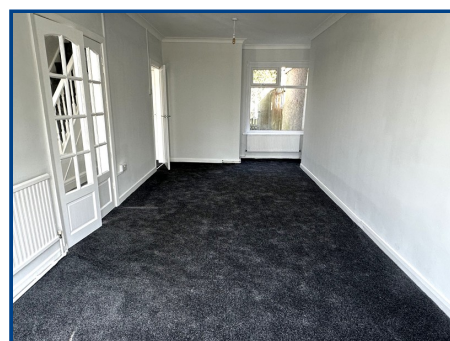
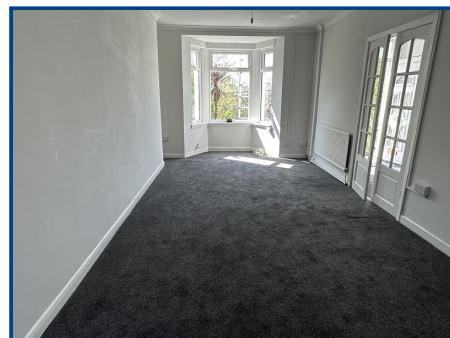


**Old Road  
Baglan  
Port Talbot  
Neath Port Talbot.**

**Price £179,995**



- SEMI DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- ONE RECEPTION ROOM
- FITTED KITCHEN & BATHROOM
- RECENTLY RENOVATED
- VIEWING IS RECOMMENDED



**General Description**

Offered for sale is this recently renovated three bedroom semi detached property situated in the popular area of Baglan with its local amenities, Schools and is also a short drive to the Port Talbot Town Centre which has easy access to the M4 Motorway. The Aberavon Beach is also a short drive away with its various eateries, ice cream parlour and Cinema. Council Tax Band B. Viewing is recommended.

# Old Road, Baglan, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this very well presented three double bedroom semi detached property with the accommodation comprising of entrance hall, lounge and fitted kitchen to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from gas central heating and double glazing. Externally there is a good size tiered garden. Internal viewing is recommended.

## Hall

Via double glazed entrance door with stairs to the first floor, coved ceiling and radiator. Double doors into:

## Lounge (23' 0" x 10' 07" ) or (7.01m x 3.23m)

Two radiators, coved ceiling and double glazed bay window to the front and double glazed window to the rear.

## Kitchen (10' 09" x 10' 06" ) or (3.28m x 3.20m)

Fitted with a range of base, drawer and wall units with complementary work surfaces over incorporating stainless steel sink and drainer. Electric oven, four ring gas hob with stainless steel extractor chimney over. Part tiled walls, vinyl flooring, coved ceiling, understairs storage cupboard and radiator. Plumbing for washing machine, double glazed window to the side and double glazed patio doors to the side.

## First Floor Landing

Coved ceiling, airing cupboard housing gas central heating boiler and stained glass window to the side.

## Bedroom 1 (11' 0" Max x 11' 0" Max) or (3.35m Max x 3.35m Max)

Picture rail, radiator and double glazed bay window to the front.

## Bedroom 2 (10' 08" x 10' 05" ) or (3.25m x 3.18m)

Picture rail, radiator and double glazed window to the rear.

## Bedroom 3 (10' 06" x 10' 0" ) or (3.20m x 3.05m)

Access to loft, radiator and double glazed window to the side.

## Bathroom/W.C.

Comprising panelled bath with overhead shower and glass side screen, pedestal wash hand basin and low level W.C. Respatex panelling to walls, vinyl flooring, radiator and double glazed obscure window to the front.

## Outside

Tiered garden to the front mainly laid to lawn and planted with various trees, hedges and shrubs. Patio area, pedestrian access to the side leading to an enclosed rear patio and steps leading up to a tiered garden (currently overgrown).

## Services

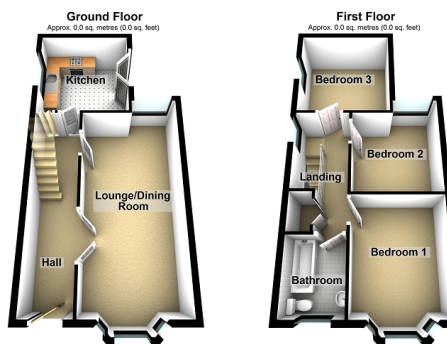
Mains electricity, mains water, mains gas, mains drainage

## Tenure

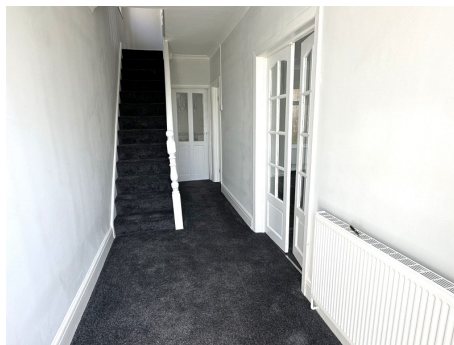
Freehold

## Council Tax

B



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



## 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).