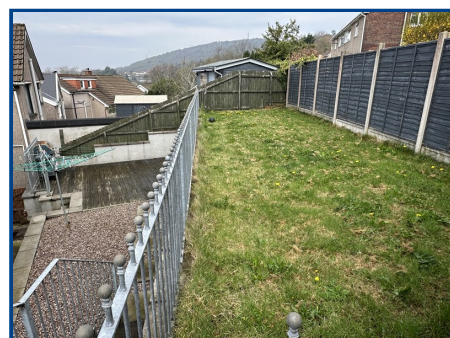
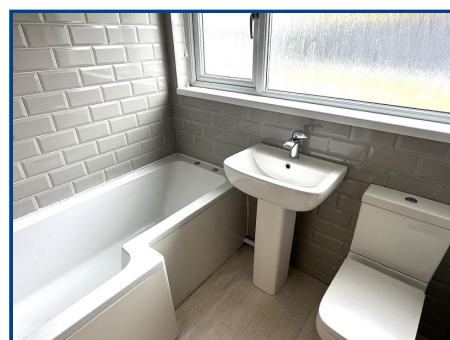
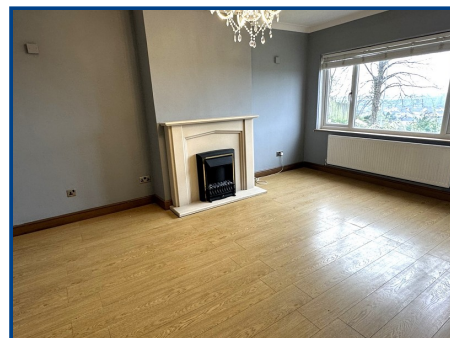


**Wells Road  
Baglan  
Port Talbot  
Neath Port Talbot.**

**Price £270,000**



- DETACHED PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GARDENS & GARAGE
- VIEWING IS RECOMMENDED



**General Description**

Offered for sale is this well presented three bedroom detached property situated in this area of Baglan close to all local amenities, Schools and the Port Talbot Town Centre is a short drive away with its various Cafes, Shops, transport links and has easy access to the M4 Motorway. The Aberavon Beach is also a short drive away which has a Cinema as is the Margam Country Park with its various activities and walking trails. Council Tax Band D. Viewing is recommended.

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

### Property Description

We are pleased to offer for sale this well presented three bedroom detached property with the accommodation comprising of entrance hall, lounge, fitted kitchen/breakfast room to the ground floor with three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with garage. Internal viewing is recommended.

### Hall

Via double glazed entrance door with side screen, stairs to the first floor, tiled floor, coved ceiling and radiator.

### Lounge (16' 06" Max x 13' 06" Max) or (5.03m Max x 4.11m Max)

Feature fireplace with electric fire, coved ceiling, laminate floor and radiator. Double glazed window to the front with distance sea views and door into:

### Kitchen / Breakfast Room (17' 0" x 8' 04" ) or (5.18m x 2.54m)

Fitted with a range of base and wall units with worktops over incorporating double Belfast sink, electric oven and four ring gas hob with extractor chimney over. Integrated dishwasher, plumbing for washing machine and laminate floor. Understairs storage cupboard, radiator, two double glazed windows to the rear and double glazed door to the side.

### First Floor Landing

Airing cupboard housing gas central heating boiler. Access to loft via pull down ladder which is completely boarded and has lights. Double glazed window to the side.

### Bedroom 1 (12' 09" x 9' 07" ) or (3.89m x 2.92m)

Fitted wardrobe, radiator and double glazed window to the front.

### Bedroom 2 (10' 02" x 9' 06" ) or (3.10m x 2.90m)

Fitted wardrobe, radiator and double glazed window to the rear.

### Bedroom 3 (9' 01" x 6' 07" ) or (2.77m x 2.01m)

Radiator and double glazed window to the front.

### Bathroom/W.C. (6' 07" x 5' 0" ) or (2.01m x 1.52m)

Comprising panelled bath with overhead shower, pedestal wash hand basin and low level W.C. Vinyl flooring, tiled walls, stainless steel heated towel rail and extractor fan. Double glazed obscure window to the rear.

### Outside

Front tiered garden laid to lawn with driveway to the side leading to a garage with up and over door, working lights and electricity. Pedestrian gated access to both sides of property leading to an enclosed rear garden with gravelled and decked area. Steps leading up to a further lawned garden with storage shed and electricity, further storage sheds and W.C.

### Broadband and Mobile phone

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

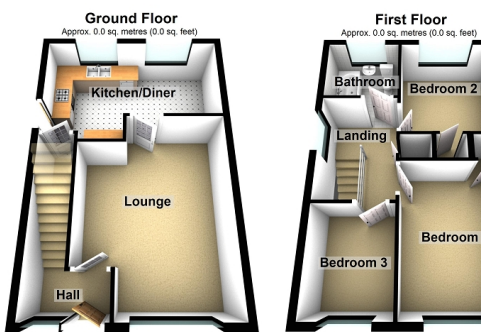
### Services

### Tenure

Not Specified

### Council Tax

D



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 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](mailto:surveys@ctf-uk.com).