

**Lodge Drive  
Baglan  
Port Talbot  
Neath Port Talbot.**

Price **£270,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- GARDENS & GARAGE
- VIEWING IS RECOMMENDED



### General Description

Offered for sale is this well presented three bedrooms semi detached property situated in this popular location close to local amenities, the Port Talbot Town Centre and the Port Talbot Transport Hub. The Aberavon Beach is a short drive away with its various eateries, Leisure Complex and Cinema. There is also easy access to the M4 Motorway. Council Tax Band D. Viewing is recommended.

**EPC Rating: D62**

# Lodge Drive, Baglan, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this semi detached property with the accommodation comprising of hallway, two reception rooms, fitted kitchen, inner hall, utility room, W.C. 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 driveway and garage.

## Hall

Stairs to the first floor, parquet flooring, picture window, coved and textured ceiling. Radiator and door into:

## Lounge (13' 0" x 14' 09" ) or (3.96m x 4.50m)

Feature fireplace, two recess alcoves with wall lights and coved ceiling. Parquet flooring, radiator and double glazed window to the front.

## Dining Room (12' 02" x 10' 08" ) or (3.71m x 3.25m)

Parquet flooring, coved and textured ceiling. Radiator, double glazed French doors to the rear and door into:

## Kitchen (12' 02" x 10' 07" ) or (3.71m x 3.23m)

Fitted with a range of wall, drawer and base units with worktops over incorporating sink and drainer. Space for oven with extractor fan over and space for fridge. Tiled flooring and walls. Textured ceiling, radiator and double glazed window to the rear.

## Inner Hallway

Textured ceiling, tiled floor, door into garage and double glazed obscure door to the rear.

## Utility Room (5' 08" x 5' 07" ) or (1.73m x 1.70m)

Plumbing for washing machine and dishwasher. Space for freezer, tiled flooring, part tiled walls and double glazed window to the rear.

## W.C.

With W.C. Tiled flooring, part tiled walls and double glazed window to the rear.

## First Floor Landing

Coved ceiling, storage cupboard, access to loft and double glazed window to the side.

## Bedroom 1 (12' 07" x 12' 0" ) or (3.84m x 3.66m)

Fitted wardrobes across one wall, coved ceiling, radiator and double glazed window to the front.

## Bedroom 2 (12' 01" x 12' 0" ) or (3.68m x 3.66m)

Fitted wardrobes across one wall, coved and textured ceiling. Radiator and double glazed window to the rear.

## Bedroom 3 (9' 06" x 9' 0" ) or (2.90m x 2.74m)

Storage cupboard, textured ceiling, radiator and double glazed window to the front.

## Bathroom/W.C. (9' 02" x 5' 09" ) or (2.79m x 1.75m)

Comprising panelled corner bath with overhead shower, wash hand basin and W.C. Tiled walls and flooring. Coved and textured ceiling, extractor fan and radiator. Double glazed obscure window to the rear.

## Outside

Front garden planted with various plants and shrubs with brick pavia driveway leading to garage with up and over door. Pedestrian access to the side leading to an enclosed rear garden with patio and lawned areas planted with various plants, trees and shrubs.

## Broadband and Mobile phone

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

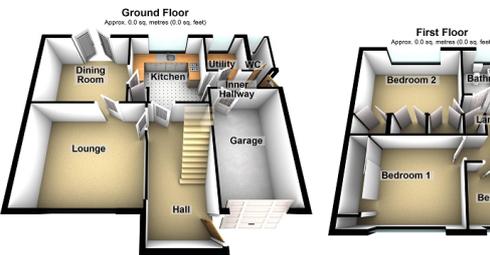
## Services

## Tenure

TBC

## Council Tax

D



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