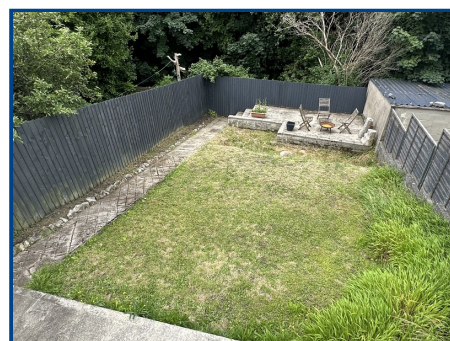
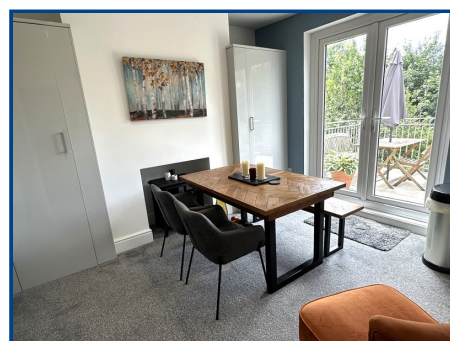


**Sarnfan Baglan Road
Baglan
Port Talbot
Neath Port Talbot.**

Price £215,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- FITTED KITCHEN/DINING ROOM
- BATHROOM & CLOAKROOM
- VIEWING IS RECOMMENDED



General Description

EPC Rating: D68

We are pleased to offer for sale this well presented three bedroom semi detached family property situated in the popular location of Baglan which has good links to the M4 Motorway. The Port Talbot Town Centre is a short drive away with all its amenities, there are Schools at all levels in the surrounding areas and there is also the Aberavon Beach with a Leisure Complex and a Cinema. Council Tax Band C. Viewing is recommended.

Sarnfan Baglan Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this well maintained semi detached family property with the accommodation comprising of entrance hall, lounge, cloakroom and fitted kitchen/diner 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, enclosed garden to the rear and off road parking to the front. Internal viewing is highly recommended.

Entrance

Via double glazed door into:-

Hallway

Double glazed window to side, staircase to first floor under stairs storage cupboard, radiator.

Cloakroom

Comprising W.C. Tiled floor and heated towel rail.

Lounge (14' 03" Max x 10' 04" Max) or (4.34m Max x 3.15m Max)

Feature fireplace with hearth, carpet, radiator and bay window to the front.

Kitchen/Dining Room (16' 02" Max x 12' 02" Max) or (4.93m Max x 3.71m Max)

Double glazed French doors to rear, double glazed window to the rear, fitted with a range of wall and base units with complimentary worktops over incorporating oven and hob with extractor fan over and fridge/freezer. Tiled floor in the kitchen area and carpet to the dining area, radiator.

First Floor Landing

Double glazed window to side, access to loft.

Bedroom 1 (14' 04" x 10' 01") or (4.37m x 3.07m)

Double glazed box bay window to the front, radiator.

Bedroom 2 (11' 08" x 10' 06") or (3.56m x 3.20m)

Double glazed window to the rear, radiator.

Bedroom 3 (8' 05" x 7' 05") or (2.57m x 2.26m)

Double glazed window to the front, radiator.

Bathroom/W.C. (6' 08" x 5' 08") or (2.03m x 1.73m)

Double glazed obscure window to the rear, comprising P shaped bath with mixer tap and shower over, vanity unit with sink and low level W.C. Heated towel rail, tiled flooring.

Outside

Off road parking to the front for two cars with electric car charging point, access leading down to the property with a gravelled area to the front. Good size rear garden laid mainly to lawn with raised patio area leading off the dining room with steps leading down to the garden via pedestrian gate, Basement storage areas.

Broadband and Mobile phone

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

Services

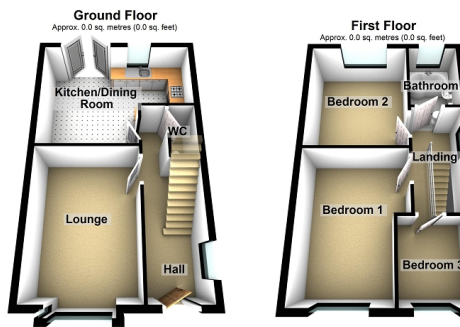
Mains electricity, mains water, mains gas, mains drainage

Tenure

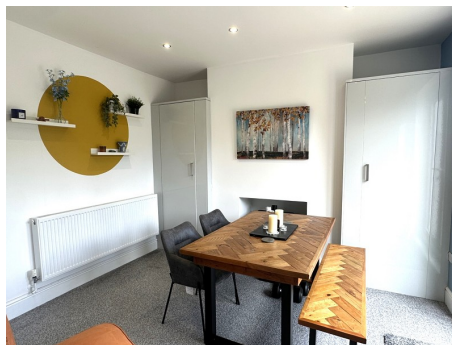
Freehold

Council Tax

C



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.