

**Baglan Heights
Baglan
Port Talbot
Neath Port Talbot.**

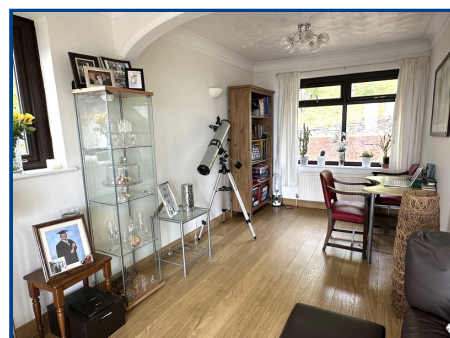
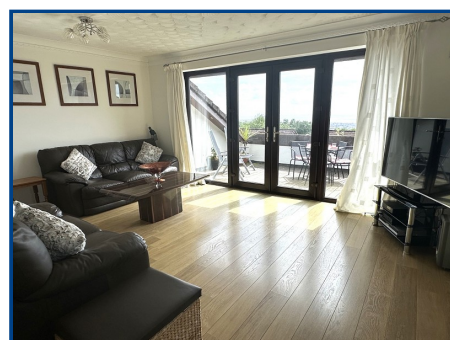
Price £369,995



- DETACHED HOUSE
- WELL PRESENTED SPACIOUS ACCOMMODATION
- OUTSTANDING VIEWS
- THREE BEDROOMS
- TWO BATHROOMS
- GARDENS AND GOOD SIZE BALCONY
- DRIVEWAY AND GARAGE
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN

General Description

Well presented and well designed family home. This three bedroom detached house is set over two floors with the living area on the first floor with outstanding views looking over to Swansea Bay and is situated in the popular area of Baglan close to all local amenities, Schools, Port Talbot Town Centre, the Port Talbot transport hub and with good access to the M4 Motorway and a short drive to Aberavon beach front. Internal viewing is highly recommended to fully appreciate what this property has to offer. Council Tax Band E.



Property Description

The accommodation comprises of entrance hall, three bedrooms, bathroom and ensuite to ground floor and lounge, study, dining room and kitchen to the first floor. The property benefits from mature gardens, good size balcony, driveway and garage. NO CHAIN.

Entrance

Via double glazed door into:-

Hallway

Stair case to first floor, under stairs storage area, laminate flooring, coved and textured ceiling, smoke alarm, radiator with ornate cover.

Bedroom 1 (13' 09" x 11' 09") or (4.19m x 3.58m)

Double glazed window to the rear, fitted with mirror front wardrobes across one wall incorporating hanging and shelving space, coved and textured ceiling, radiator, door into:-

En Suite

Double glazed obscure window to side, fitted with panelled bath with overhead shower, wash hand basin and low level WC, fully tiled walls, vinyl flooring, shaver point, extractor fan, wall mounted vertical radiator.

Bedroom 2 (10' 09" x 10' 01") or (3.28m x 3.07m)

Double glazed box bay window to the front, fitted with wardrobes across one wall incorporating hanging and shelving space, coved and textured ceiling, radiator.

Bedroom 3 (9' 06" x 7' 02") or (2.90m x 2.18m)

Double glazed window to the rear, coved and textured ceiling, radiator.

Bathroom

Fitted with double shower enclosure with overhead shower, wash hand basin set in vanity unit and low level WC, fully tiled walls, extractor fan, vinyl flooring, textured ceiling, radiator, door leading into Garage.

First Floor

Staircase open to:-

Double glazed window to side, double glazed window to front with outstanding views over to Swansea Bay. Access to loft space, spotlights and coving to ceiling, laminate flooring, two radiators, open to:-

Kitchen (13' 06" x 8' 08") or (4.11m x 2.64m)

Two double glazed windows to the rear, double glazed door to rear, fitted with a range of wall, drawer, display and base units with complimentary work surfaces over incorporating sink and drainer, space for cooker and fridge freezer, plumbing for dishwasher, tiled effect laminate flooring, part tiled walls, coved and textured ceiling.

Lounge (17' 0" x 11' 11") or (5.18m x 3.63m)

Double glazed patio doors to front opening onto balcony with outstanding views over to Swansea Bay, feature fireplace incorporating electric pebble effect fire, laminate flooring, coved and textured ceiling, radiator, open archway to :-

Study Area (9' 01" x 7' 08") or (2.77m x 2.34m)

Double glazed window to the rear, laminate flooring, coved and textured ceiling, radiator.

EXTERNALLY

Lawned garden to the front bordered with mature trees, shrubs and plants, driveway leading to Garage and pedestrian access to the side of the property leading to good size enclosed rear tiered garden with lawn, patio and gravelled areas, the mature garden is planted with a range of trees including five fruit trees, various plants, hedging and shrubs.

Garage (17' 04" x 14' 05") or (5.28m x 4.39m)

With up and over door, double glazed window to the front, fitted with sink and drainer, plumbing for washing machine, wall mounted gas central heating boiler, staircase and door leading into bathroom on ground floor of the property.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold



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.

