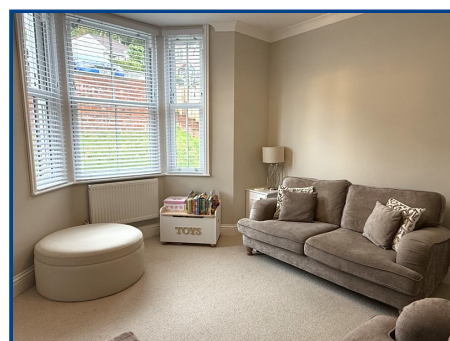


**Sarnfan Baglan Road
Baglan
Port Talbot
Neath Port Talbot.**

Price £249,995



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- ONE RECEPTION ROOM
- FITTED KITCHEN/DINING ROOM
- W.C. & FIRST FLOOR BATHROOM
- GARDENS & PARKING
- OUTBUILDING
- VIEWING HIGHLY RECOMMENDED



General Description

We are pleased to offer for sale this immaculately presented three bedroom semi detached property situated in the popular area of Baglan close to all local amenities and Schools. The Port Talbot Town Centre is close by the its many shops, bars and cafes. The Aberavon Beach is a short drive away which has various children's play areas, a Leisure Complex and a Cinema. Council Tax Band C. Viewing highly recommended.

EPC Rating: F33

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

Property Description

Offered for sale is this immaculately semi detached property with the accommodation comprising of entrance hall, W.C., lounge and kitchen/dining 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, outbuilding to the rear, gardens to the front and rear together with off road parking for two cars to the front. Viewing is highly recommended.

Hall

Stairs to the first floor, understairs storage cupboard and tiled flooring. Coved ceiling, radiator and double glazed window to the front.

W.C.

Comprising wash hand basin and W.C. Tiled floor and double glazed obscure window to the side.

Lounge (12' 05" x 10' 03") or (3.78m x 3.12m)

Feature fireplace incorporating electric fire, two recess alcoves incorporating storage cupboards and shelving. Coved ceiling, radiator and double glazed bay window to the front.

Kitchen/Dining Room (18' 01" x 10' 07") or (5.51m x 3.23m)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating Belfast sink and four ring induction hob with stainless steel extractor chimney over. Eye level electric oven, integrated dishwasher, washing machine and fridge freezer. Part tiled walls, spotlights and coving to ceiling. Tiled floor, radiator, double glazed sash window and double glazed French doors to the rear.

First Floor Landing

Access to loft with pull down ladder, coved ceiling and double glazed obscure window to the side.

Bedroom 1 (13' 05" x 9' 09") or (4.09m x 2.97m)

Ornate feature fireplace, coved ceiling, radiator and double glazed bay window to the front.

Bedroom 2 (10' 04" x 9' 08") or (3.15m x 2.95m)

Coved ceiling, radiator and double glazed sash window to the rear.

Bedroom 3 (7' 05" x 6' 06") or (2.26m x 1.98m)

Coved ceiling, radiator and double glazed sash window to the front.

Bathroom/W.C. (7' 06" x 6' 05") or (2.29m x 1.96m)

Comprising panelled bath with overhead shower and side screen, wash hand basin and W.C. set in a vanity unit. Airing cupboard incorporating gas central heating boiler, part tiled walls, tiled flooring and spotlights to ceiling. Heated towel rail radiator and double glazed obscure window to the rear.

Outside

There is parking for two cars to the front with steps leading down to lawned front garden and patio area. Electric car charging point, pedestrian gated access to the side leading to an enclosed rear garden with good size patio balcony and steps leading down to lawned area.

Outbuilding (17' 04" x 14' 06") or (5.28m x 4.42m)

good size storage cupboard, two wall mounted electric heaters, laminate floor and spotlights to ceiling. Double glazed French doors to the front and double glazed windows to the front and side.

Broadband and Mobile phone

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

Services

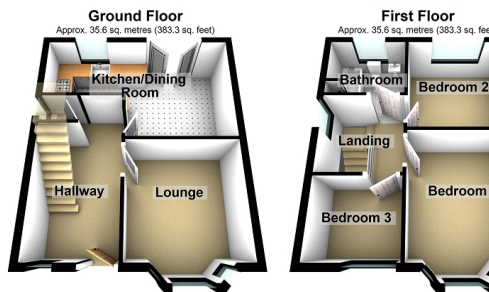
Mains electricity, mains gas, mains water, mains drainage

Tenure

Freehold

Council Tax

C



Total area: approx. 71.2 sq. metres (766.6 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.

