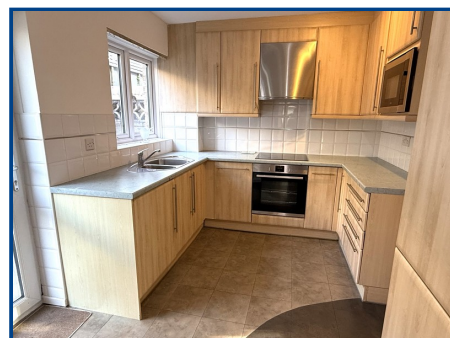
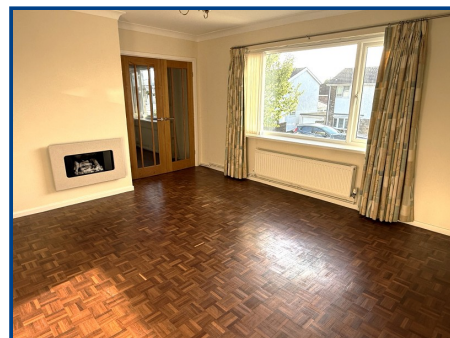


**Thornbury Close
Baglan
Port Talbot
Neath Port Talbot.**

Price £230,000



- SEMI DETACHED HOUSE
- WELL PRESENTED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- FRONT AND REAR GARDENS
- DRIVEWAY AND GARAGE
- VIEWING HIGHLY RECOMMENDED



General Description

Situated in a very popular area close to the local shops and amenities with good access to Port Talbot Town Centre and the M4. The property is located in a quiet cul de sac. The property has been very well maintained and internal viewing is recommended. Council Tax Band C.

EPC Rating: C75

Thornbury Close, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this well presented semi detached property situated in a popular location close to local amenities. The accommodation comprises of entrance hallway, cloakroom, lounge, dining room and kitchen to the ground floor and three bedrooms and bathroom to first floor. Externally there is an enclosed garden, driveway and garage. Council Tax Band C

Entrance

Via double glazed door into:-

Hallway

Double glazed obscure window to the rear, staircase to first floor, under stairs storage area, tongue and groove panelling to ceiling, radiator, door into:-

W.C.

Double glazed obscure window to the rear, fitted with WC and wash hand basin tiled to splash back, tiled flooring.

Lounge (15' 04" Max x 12' 0" Max) or (4.67m Max x 3.66m Max)

Double glazed window to the front, wall mounted feature fire, coved and textured ceiling, parquet flooring, radiator, double doors into:-

Dining Room (10' 0" x 9' 05") or (3.05m x 2.87m)

Double glazed window to the front, coved and textured ceiling, parquet flooring, radiator, door into:-

Kitchen (12' 07" x 8' 0") or (3.84m x 2.44m)

Double glazed door and window to the rear, fitted with a range of wall and base units with complimentary worktops over incorporating one and a half bowl sink and drainer, electric oven and four ring ceramic hob with extractor fan over, integrated dishwasher, washing machine, fridge freezer and microwave, part tiled walls, tiled flooring, textured ceiling, under stairs storage cupboard, radiator.

First Floor Landing

Double glazed window to rear, airing cupboard housing gas central heating boiler and shelving, tongue and groove panelling to ceiling, access to loft.

Bedroom 1 (13' 05" Max x 10' 06" Max) or (4.09m Max x 3.20m Max)

Double glazed window to the front, fitted with a range of wardrobes across one wall with matching dressing table and bedside cabinets, storage cupboard, spotlights to ceiling, radiator.

Bedroom 2 (12' 07" Max x 9' 02" Max) or (3.84m Max x 2.79m Max)

Double glazed window to the front, fitted with a range of wardrobes with over bed storage and bedside cabinets, storage cupboard textured ceiling, radiator.

Bedroom 3 (10' 01" Max x 7' 08" Max) or (3.07m Max x 2.34m Max)

Double glazed window to the rear, fitted with a range of wardrobes with over bed storage, storage cupboard, textured ceiling, radiator.

Bathroom (6' 05" Max x 5' 02" Max) or (1.96m Max x 1.57m Max)

Double glazed obscure window to rear, fitted with walk in double shower with glass side screen, wash hand basin set in vanity unit and low level WC, fully tiled walls, tiled flooring, stainless steel heated towel rail, spotlights to ceiling.

EXTERNALLY

Front garden laid to lawn with brick pavia driveway to the side leading to Garage, side pedestrian access leading to enclosed tiered garden laid to patio, glasshouse.

Garage

With up and over door, lights and electrics.

Services

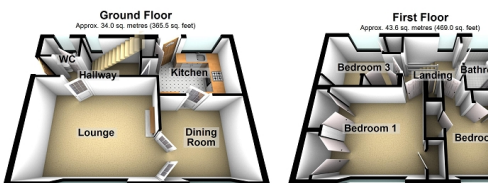
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



Total area: approx. 77.5 sq. metres (834.5 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.

