

**Laurel Avenue
Baglan
Port Talbot
Neath Port Talbot.**

Price £145,000



- SEMI DETACHED HOUSE
- REQUIRES UPDATING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- BATHROOM AND SHOWER ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED GARDEN
- IDEAL FIRST TIME BUYER

General Description

Semi detached property situated in the sought after residential area of Baglan within walking distance to the local Park, shops and other amenities. There are various primary and comprehensive Schools in the vicinity, the Aberavon Beach is a short drive away with its various ice cream parlours and other eateries. You have easy access to the M4 Motorway and the Port Talbot Transport Hub. Council Tax Band B.



Laurel Avenue, Baglan, Port Talbot, Neath Port Talbot.

Property Description

An opportunity to purchase this semi detached house which does require updating. The accommodation comprises of entrance hallway, shower room, lounge, dining room and kitchen to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from gas central heating, double glazing and enclosed gardens. Viewing highly recommended

Entrance

Via double glazed door into:-

Hallway

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

Shower Room

Double glazed obscure window to side, fitted with overhead shower, fully tiled walls.

Lounge (12' 06" Max x 10' 07" Max) or (3.81m Max x 3.23m Max)

Double glazed window to the front, fitted with stone feature fireplace incorporating gas fire (not in use), laminate flooring, radiator.

Dining Room (11' 04" Max x 11' 02" Max) or (3.45m Max x 3.40m Max)

Double glazed window to the front, feature fireplace incorporating electric fire, coved ceiling, radiator.

Kitchen (9' 07" x 7' 08") or (2.92m x 2.34m)

Double glazed window to the rear, double glazed door to the rear, fitted with wall and base units with worktops over incorporating sink and drainer, space for cooker, plumbing for washing machine, fully tiled walls, laminate flooring.

First Floor Landing

Double glazed window to the rear, access to the loft.

Bedroom 1 (13' 01" Max x 10' 08" Max) or (3.99m Max x 3.25m Max)

Double glazed window to the front, storage cupboard, radiator.

Bedroom 2 (11' 06" x 10' 06") or (3.51m x 3.20m)

Double glazed window to the front, fitted wardrobe, coved ceiling, laminate flooring, radiator.

Bedroom 3 (9' 07" Max x 7' 08" Max) or (2.92m Max x 2.34m Max)

Double glazed window to the rear, storage cupboard, radiator.

Bathroom (7' 07" x 6' 03") or (2.31m x 1.91m)

Double glazed obscure window to the rear, fitted with panelled bath, wash hand basin and low level WC, storage cupboard housing gas central heating boiler, laminate flooring, vertical radiator.

EXTERNALLY

Enclosed lawned garden to the front, pedestrian gated access to the side leading to enclosed rear garden laid mainly to lawn and patio, glass house and storage shed.

Broadband and Mobile phone

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

Services

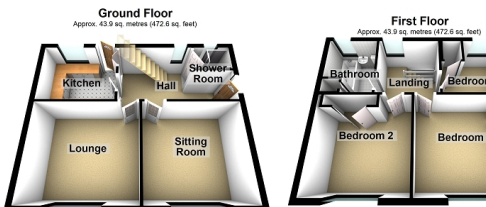
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

B



Total area: approx. 87.8 sq. metres (945.1 sq. feet)

Important notice

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