

**St
Illtyds Close
Baglan
Port Talbot
Neath Port Talbot.**

Price **£325,000**



- Link Detached House
- Spacious Accommodation
- Four Bedrooms
- Family Bathroom
- Enclosed Gardens
- Garage
- Viewing Recommended



General Description

Well presented link detached family home situated in the popular location of Baglan close to local amenities and with easy access to Port Talbot Town Centre, Aberavon Beach and the M4 Motorway. The property benefits from having gas central heating, double glazing, gardens and driveway leading to garage. Council Tax Band D

EPC Rating: D68

St. Iltyds Close, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We have pleasure in offering for sale this spacious Link Detached House with the accommodation comprising of Entrance hallway, Lounge/Dining Room, Kitchen/breakfast room, Four Bedrooms, Bathroom and WC. Externally there are front side and rear gardens and Garage. Viewing is highly recommended. Council Tax Band D. **Please Note: The Hot Tub and the Gazebo in the rear garden are staying at the property.**

Entrance

Via double glazed door into:-

Hallway

Staircase to first floor, dado rail, under stairs storage area, textured ceiling, laminate flooring, radiator.

Lounge/Dining Room (26' 0" Max x 10' 09" Max) or (7.92m Max x 3.28m Max)

Double glazed window to the front, feature fireplace, laminate flooring, coved and texture ceiling, two radiators, serving hatch to kitchen, patio doors to rear.

Kitchen / Breakfast Room (16' 0" Max x 10' 06" Max) or (4.88m Max x 3.20m Max)

Two double glazed windows to rear, double glazed door to rear, fitted with a range of wall and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, electric fan assisted oven with four ring gas hob with stainless steel extractor chimney over, plumbing for washing machine, space for fridge freezer and tumble dryer, part tiled walls, tiled flooring, radiator, internal door to garage.

First Floor Landing

Access to loft, textured ceiling, airing cupboard housing central heating boiler, dado rail.

Bedroom 1 (12' 07" Max x 10' 04" Max) or (3.84m Max x 3.15m Max)

Double glazed window to the front, fitted wardrobe, textured ceiling, radiator.

Bedroom 2 (10' 08" Max x 8' 06" Max) or (3.25m Max x 2.59m Max)

Double glazed window to the rear, fitted wardrobe, textured ceiling, radiator.

Bedroom 3 (10' 06" Max x 7' 02" Max) or (3.20m Max x 2.18m Max)

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

Bedroom 4 (8' 07" Max x 6' 08" Max) or (2.62m Max x 2.03m Max)

Double glazed window to front, fitted wardrobe, textured ceiling, radiator.

Bathroom

Double glazed obscure window to rear, fitted with bath with overhead shower and glass screen and pedestal wash hand basin, fully tiled walls, tiled flooring, radiator.

W.C.

Double glazed obscure window to rear, fitted with low level WC, fully tiled walls, tiled floor.

EXTERNALLY

Front garden laid to lawn with driveway to side, pedestrian gated access to side of property leading to an enclosed rear and side garden. Mainly laid to lawn, there are two patio areas and a storage shed with electric. There are electric sockets in the rear garden, outside rear lighting and a water tap.

Garage

With up and over door, working lights and electrics, internal door into kitchen.

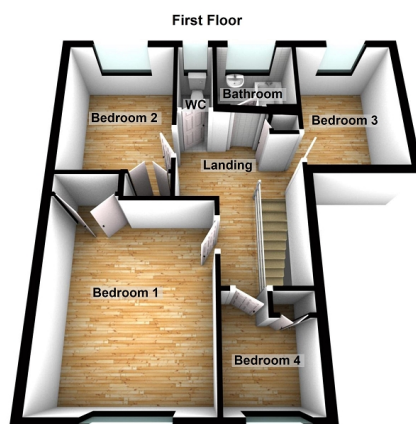
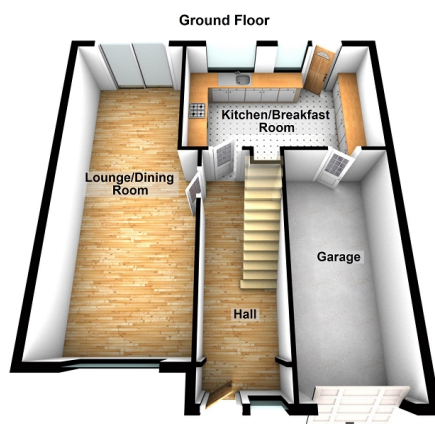
Services

Tenure

Freehold

Council Tax

D



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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.