

**Rosewood Avenue  
Baglan  
Port Talbot  
Neath Port Talbot.**

**Price £174,995**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- TIERED GARDENS
- VIEWING IS RECOMMENDED



### **General Description**

We are pleased to offer for sale this well presented three bedroom semi detached property situated in the popular area of Baglan close to local amenities and a short drive away from the Port Talbot Town Centre. Also in the vicinity is Margam Country Park with its historic Castle, biking and walking trails and the Aberavon Beach with many children's activities, ice cream parlour, Cinema and a Leisure Centre. Council Tax Band B.

**Rosewood Avenue, Baglan, Port Talbot, Neath Port Talbot.**

## Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of hall, W.C., two reception rooms, conservatory and kitchen to the ground floor and three bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing and front and rear gardens. Viewing is recommended.

### Hall

Stairs to the first floor, coved ceiling and door into:

### W.C.

Comprising wash hand basin and W.C. Part tiled walls, tiled floor, radiator and double glazed obscure window to the front.

### Sitting Room (11' 01" x 10' 05" ) or (3.38m x 3.18m)

Feature fireplace incorporating electric fire, two recess alcoves, laminate floor, coved ceiling and radiator. Double glazed bay window to the front.

### Lounge (14' 0" x 10' 09" ) or (4.27m x 3.28m)

Feature fireplace incorporating gas fire, two recess alcoves with wall lights, dado rail and coved ceiling. Laminate floor, radiator and double glazed patio doors to the rear.

### Conservatory (9' 01" x 7' 04" ) or (2.77m x 2.24m)

Of pvc construction with windows to the side and rear, polycarb roof and tiled floor.

### Kitchen (13' 09" x 6' 07" ) or (4.19m x 2.01m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Electric oven and four ring gas hob with extractor fan over. Plumbing for washing machine, understairs cupboard, part tiled walls, tiled flooring and coved ceiling. Radiator, double glazed window and door to the rear.

### Porch

Textured ceiling, tiled floor and double glazed patio doors to the rear.

## First Floor Landing

Storage cupboard, airing cupboard housing gas central heating boiler and double glazed window to the rear.

### Bedroom 1 (12' 04" x 10' 07" ) or (3.76m x 3.23m)

Fitted with a range of wardrobes across one wall, storage cupboard, coved ceiling, radiator and double glazed window to the front.

### Bedroom 2 (12' 04" Max x 11' 0" Max) or (3.76m Max x 3.35m Max)

Storage cupboard, coved ceiling and radiator. Double glazed window to the front.

### Bedroom 3 (8' 09" x 8' 01" ) or (2.67m x 2.46m)

Coved ceiling, radiator, double glazed window to rear.

### Bathroom/W.C. (7' 08" x 5' 06" ) or (2.34m x 1.68m)

Comprising corner shower cubicle with overhead shower, vanity wash hand basin and low level W.C. Respatex panelling to walls, spotlights to ceiling and coving. Vinyl flooring, radiator and double glazed obscure window to the rear.

### Outside

Tiered front garden laid to gravel and double glazed French to the side leading into:

### Utility Room

Fitted with a range of base units, three wall lights, tiled floor and double glazed door leading to:

### Rear Garden

Enclosed rear tiered garden laid to patio, astro turf and gravel. Two garden sheds.

### Broadband and Mobile phone

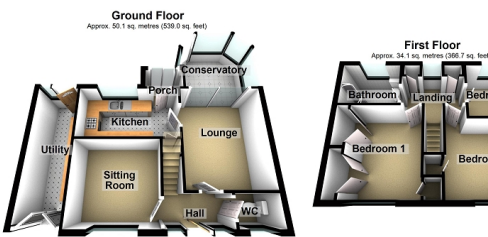
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

### Note.

Probate has been applied for but not yet granted.

### Services

Mains electricity, mains water, mains gas, mains drainage



Total area: approx. 84.1 sq. metres (905.7 sq. feet)



### Important notice

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### Professional Services

Our 12 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](mailto:surveys@ctf-uk.com).

### Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

