



42 Fairwood Drive, Baglan – SA12 8NT
Port Talbot

£400,000

42 Fairwood Drive

Baglan, Port Talbot

This beautifully presented and thoughtfully extended three bedroom detached house offers spacious and versatile accommodation set over three floors, making it an ideal home for families seeking comfort and convenience. Upon entering, you are welcomed by a bright and inviting lounge, perfect for relaxing or entertaining guests. The fitted kitchen is equipped with a range of modern appliances, providing a practical and stylish space. Adjoining the kitchen, the dining room creates a sociable setting for family meals with arch leading into second lounge/living area. The property also features a contemporary wet room, designed for accessibility and ease of use. Upstairs, the home boasts three generously sized bedrooms, including a principal bedroom suite that benefits from its own en-suite bathroom and a s dressing room, offering a touch of luxury and privacy. The flexible layout across three floors allows for a variety of living arrangements, accommodating the needs of growing families or those requiring home office space. Additional highlights include two garages, providing ample storage and secure parking. The property's well-maintained interiors are complemented by tasteful décor and quality finishes throughout, ensuring a move-in ready experience for the new owners. With its thoughtful layout, modern amenities, and ample living space, this detached house presents a rare opportunity to acquire a substantial family home in a sought-after location. Early viewing is highly recommended to fully appreciate the size, specification, and versatility on offer.





- Extended three bedroom detached house
- Lounge
- Fitted kitchen with appliances
- Dining room
- Wet room
- Two garage's
- Accommodation set over three floors
- Bedroom with en-suite and dressing room
- Front and rear gardens

Outside

The front of the property is approached via a driveway with steps leading up to the front door. A range of flowers and shrubs. Area laid to lawn.

Entrance

Via PVCu double glazed front door and window overlooking the front leading into the porch finished with stone wall and tiled flooring. Double glazed PVCu sliding door leading into the entrance hall.

Entrance Hall

Finished with coved ceiling, radiator, emulsioned walls and laminate flooring. Stairs leading to the first floor. Timber door leading to the lounge.

Lounge

17' 3" x 13' 6" (5.25m x 4.12m)

Emulsioned walls, PVCu double glazed window overlooking the front, radiator, built in media wall with multi functioning electric fire and fittings for wide screen LCD TV and shelving.

Landing

Emulsioned walls, window and PVCu double glazed opaque door leading to the rear garden and laminate flooring. Stairs leading to the second floor. Timber door leading to the kitchen.



Kitchen

20' 4" x 9' 11" (6.19m x 3.02m)

Ceramic tiling to splash back areas, radiator and ceramic tiled flooring. A range of matching wall and base units with complementary work surfaces. One and a half single drainer sink with swan neck mixer tap. Pantry, Storage cupboard with wall mounted combination boiler. Space for American style fridge/freezer. Arch leading into second lounge/living area

Second lounge/living area

11' 9" x 9' 8" (3.59m x 2.95m)

Coved ceiling, double glazed patio sliding door to the side of the property, emulsioned walls, radiator and laminate flooring.

Wet Room

Ceramic tiled walls, PVCu double glazed opaque window overlooking the side of the property, PVCu double glazed opaque window overlooking the rear of the property, wall mounted heated towel rail, extractor fan, low level WC, pedestal wash hand basin with mixer tap, power shower with seat.

First floor landing

Via stairs. Coved ceiling, emulsioned walls and fitted carpet. Storage cupboard.

Bedroom 1

14' 10" x 11' 9" (4.52m x 3.57m)

Double glazed window overlooking the front of the property, radiator, a range of matching wall units with overhead storage and fitted mirrored wardrobes.

Bedroom 2

11' 10" x 10' 11" (3.60m x 3.33m)

Coved ceiling, PVCu double glazed window overlooking the front of the property, radiator, fitted wardrobes with sliding mirrored doors, emulsioned walls and fitted carpet. Arch leading to dressing area.

Bedroom 3

11' 0" x 11' 4" (3.35m x 3.46m)

Coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Dressing area

9' 3" x 5' 6" (2.82m x 1.68m)

Double glazed PVCu window to the front, radiator and vinyl flooring. Built in shelving.

En-suite

7' 4" x 6' 8" (2.24m x 2.03m)

PVCu opaque double glazed window overlooking the rear of the property, extractor fan, part emulsioned/ part respatex/part tiled walls, airing cupboard with shelving, radiator. Three piece suite comprising low level WC, hand wash basin set on vanity unit and freestanding bath with mixer shower.

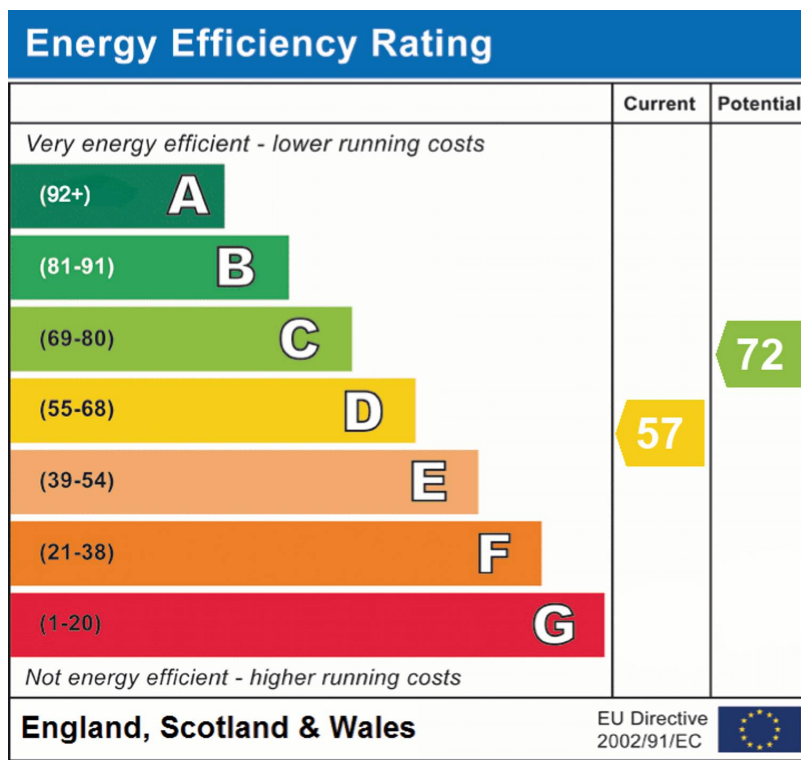
Outside

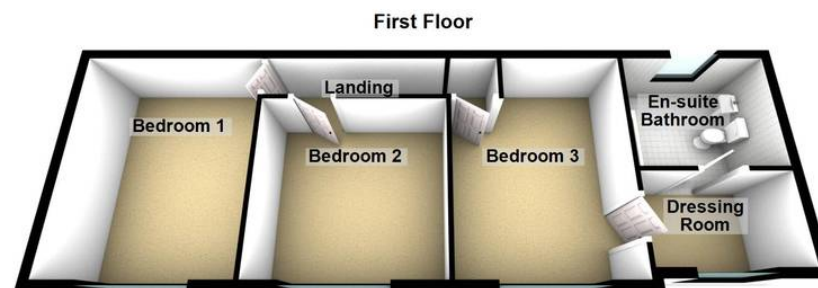
The rear garden has a raised paved patio with a gate leading and steps leading to the garage. Steps leading up to an area laid to stone chippings, slate, decking area, garden shed, panel fencing and woodland behind.

Garage

Two up and over doors. Power point and lighting. Double glazed PVCu opaque door to the rear of the property.







42 Fairwood Drive, Baglan

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