



7 Heol Y Nant, Baglan – SA12 8ER
Port Talbot

£195,000

7 Heol Y Nant

Baglan, Port Talbot

This well-presented two bedroom semi-detached bungalow is situated in a highly desirable location, offering an ideal opportunity for first time buyers or those looking to downsize. The property features a spacious and inviting living room, perfect for relaxing or entertaining guests, and a modern fitted kitchen with ample storage and workspace. Both bedrooms are generously proportioned, with large windows that ensure each room is filled with natural light. The bathroom is tastefully appointed, providing a comfortable and functional space for daily routines. Additional features include gas central heating, double glazing throughout, and a convenient layout that maximises both comfort and practicality. The bungalow is positioned close to a range of local amenities, including shops, cafes, and reputable schools, making it an excellent choice for those seeking both convenience and community.





Externally, the property benefits from a substantial garage, ideal for secure parking or additional storage, as well as a private driveway that provides ample off-road parking for multiple vehicles. The front garden is attractively landscaped and easy to maintain, creating a welcoming first impression. To the rear, you will find a delightful enclosed garden, offering a peaceful retreat for outdoor dining, gardening, or simply relaxing in the sunshine. The outdoor space is both secure and private (perfect for children or pets), and offers plenty of potential for further enhancement if desired. With its combination of practical features and appealing outdoor areas, this bungalow presents a wonderful opportunity to enjoy comfortable living in a sought-after setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.



- Two bedroom semi-detached bungalow
- Large garage & driveway parking
- Close to local amenities & good schools
- Desirable location
- Ideal first time purchase

Entrance

2' 11" x 4' 4" (0.90m x 1.31m)

Via PVC opaque door into the entrance porch with two windows.

Kitchen

7' 3" x 8' 6" (2.20m x 2.60m)

Integrated dishwasher and oven. Space for fridge-freezer and washer/drier. Radiator, UPVC window and tiled floor.

Hallway

6' 11" x 2' 7" (2.10m x 0.80m)

Loft access and laminate floor.

Family bathroom

5' 3" x 6' 3" (1.60m x 1.90m)

Three piece modern suite comprising bath with shower overhead, WC, and hand wash basin. UPVC window, radiator, and tiled floor.

Living Room

16' 4" x 10' 2" (4.97m x 3.10m)

Large UPVC window to front of the property, radiator, feature fire place, and laminate flooring.

Bedroom 1

14' 2" x 10' 5" (4.31m x 3.18m)

UPVC window, radiator, and laminate flooring.

Bedroom 2

7' 1" x 10' 3" (2.15m x 3.13m)

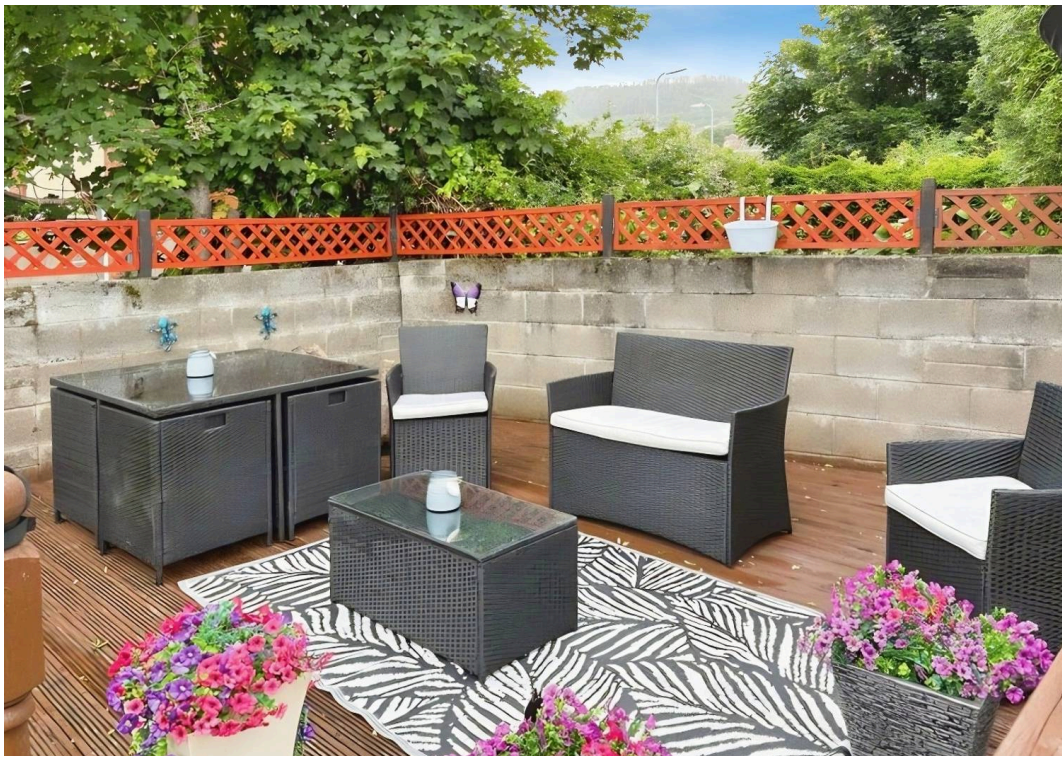
UPVC window and laminate flooring.

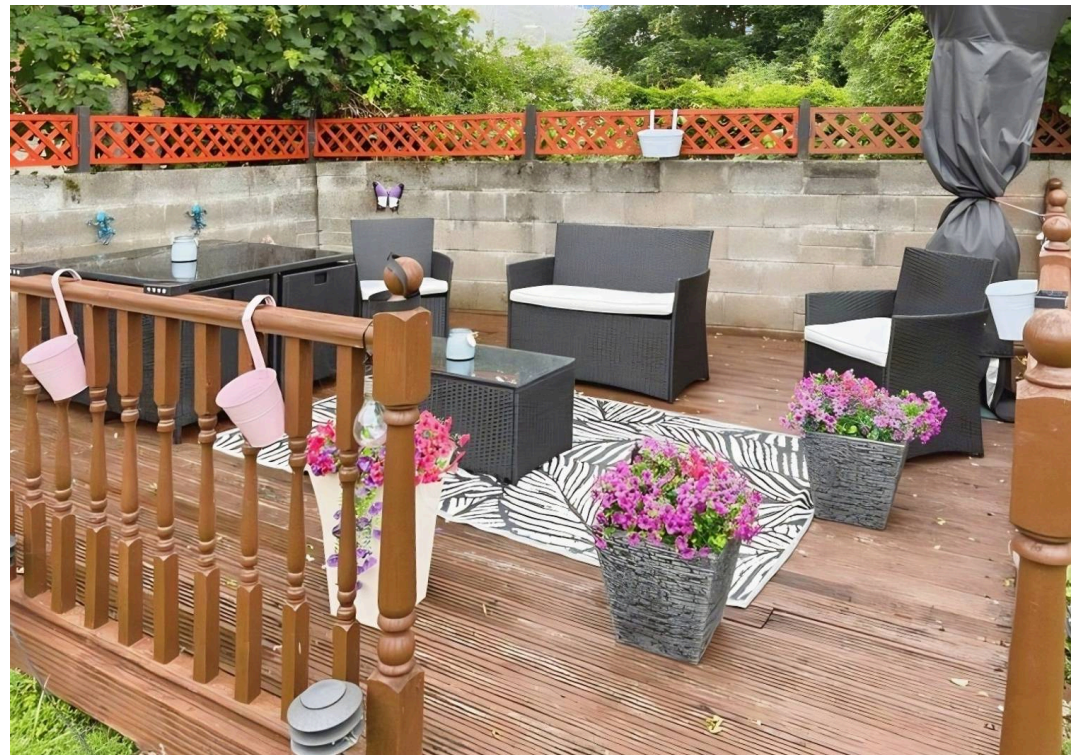
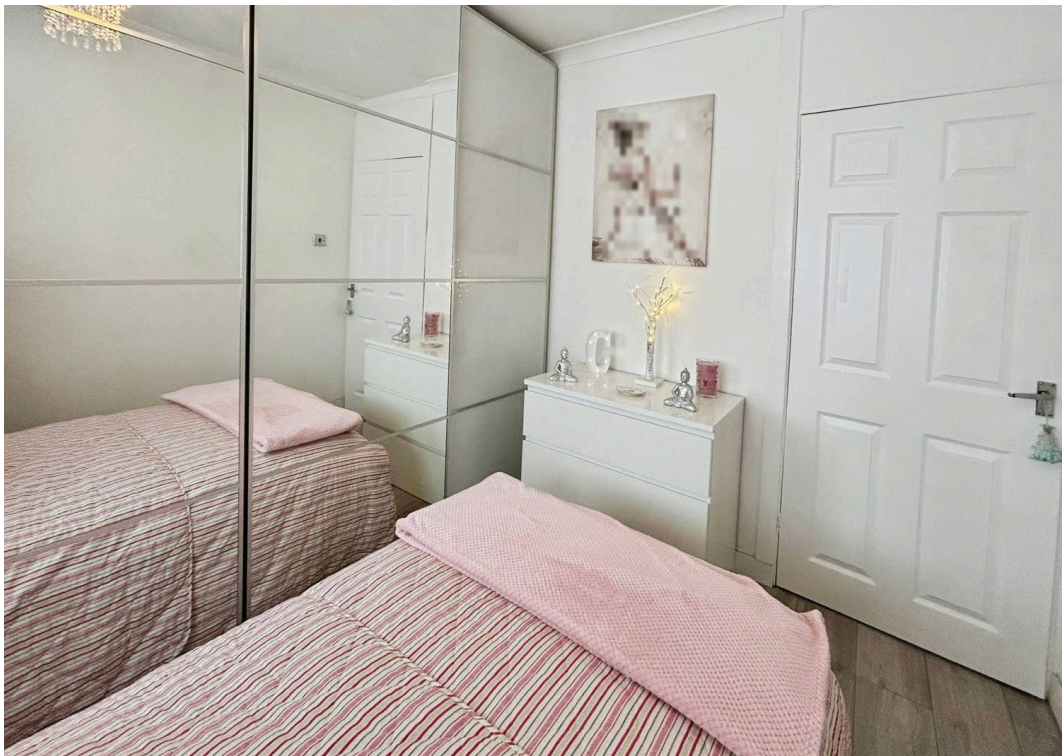
Outside

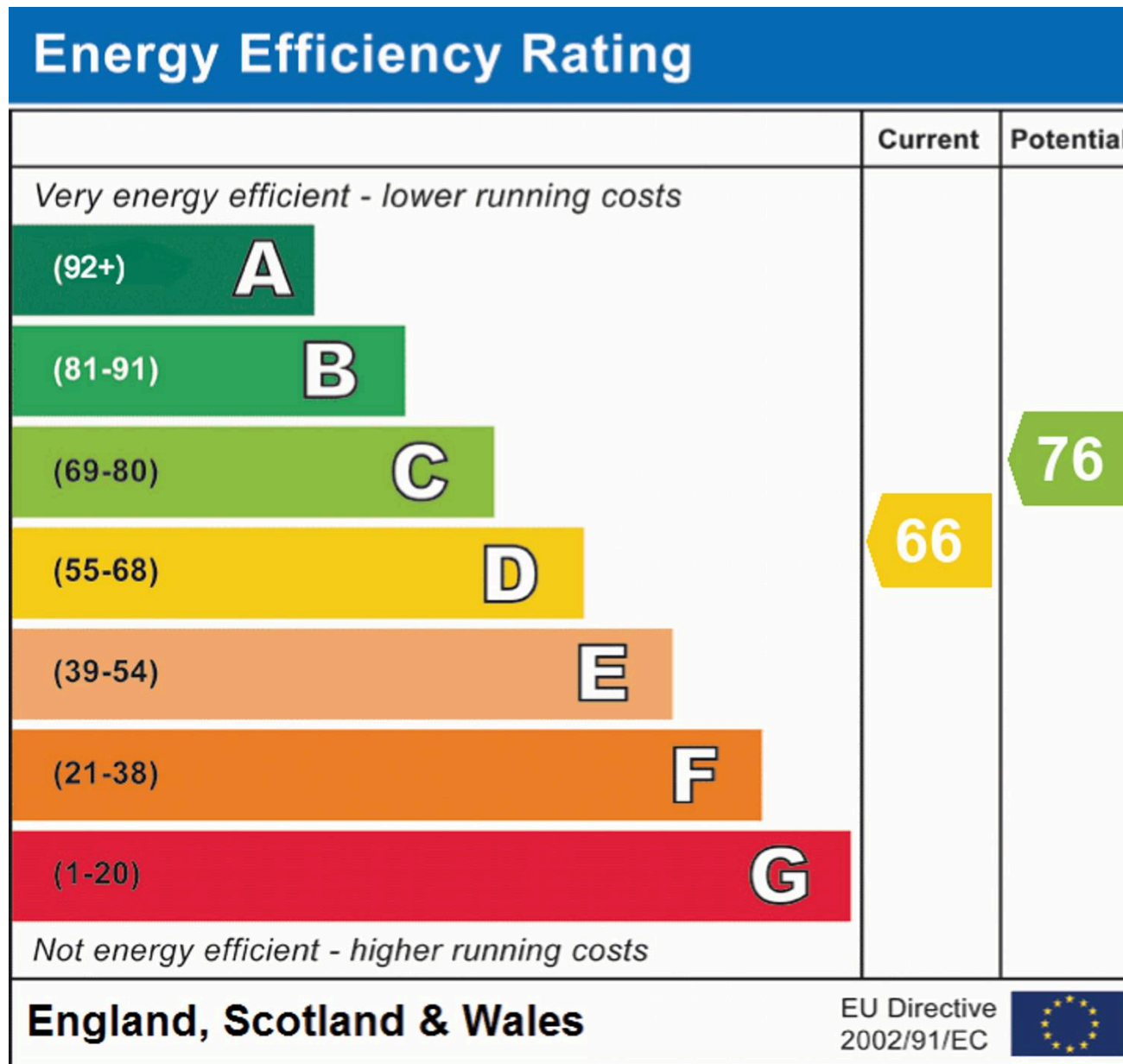
Driveway to front of property with area laid to stone chippings and access to the garage. Large rear garden laid to lawn.

Garage

Large two car garage.







Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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