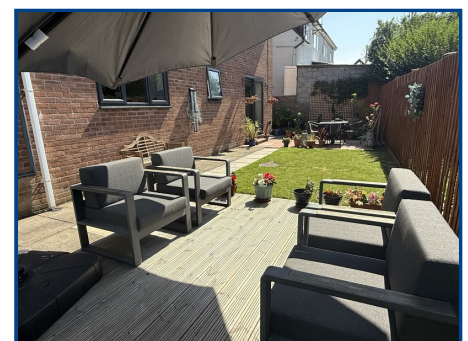


**Old Road
Baglan
Port Talbot
Neath Port Talbot.**

Price **£315,000**



- DETACHED PROPERTY
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & UTILITY ROOM
- BATHROOM, CLOAKROOM & ENSUITE
- LOVELY GARDENS & DRIVEWAY
- GARAGE
- VIEWING HIGHLY RECOMMENDED



General Description

We are pleased to offer for sale this very well presented four bedroom detached property situated in the popular area of Baglan close to local Schools and amenities. The Port Talbot Town Centre is a short drive away with its many shops and cafes as is the Aberavon Beach with various children's activities, a Leisure Complex and a Cinema. There is also good access to the M4 motorway. Council Tax Band E. Viewing is recommended.

EPC Rating: D65

Old Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this detached property with the accommodation comprising of hallway, cloakroom, two reception rooms, fitted kitchen and utility room to the ground floor with four bedrooms, ensuite and family bathroom to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway. Viewing highly recommended.

Hall

Stairs to the first floor, laminate floor, radiator, coved and textured ceiling.

Cloakroom

Comprising vanity wash hand basin and low level W.C. Tiled splashback, tiled flooring, radiator, coved and textured ceiling. Double glazed obscure window to the rear.

Lounge/Dining Room (21' 01" x 10' 11") or (6.43m x 3.33m)

Feature fireplace incorporating electric pebble effect fire, laminate floor, coved and textured ceiling. Radiator, double glazed patio doors to the rear and double glazed bay window to the front.

Sitting Room (11' 10" x 10' 02") or (3.61m x 3.10m)

Radiator, coved and textured ceiling. Double glazed window to the front.

Kitchen (11' 10" x 10' 04") or (3.61m x 3.15m)

Fitted with a range of wall, drawer and base units with worktops over incorporating sink and drainer. Electric oven, four ring ceramic hob and stainless steel extractor chimney over. Under unit lighting, part tiled walls, laminate floor, coved and textured ceiling. Wall mounted vertical radiator and double glazed window to the rear.

Utility Room (9' 01" x 4' 06") or (2.77m x 1.37m)

Work top, plumbing for washing machine and space for tumble dryer. Wall mounted gas central heating boiler, laminate floor, radiator and extractor fan. Door into integral garage and double glazed obscure door to rear.

First Floor Landing

Access to loft, coved and textured ceiling. Smoke alarm and double glazed window to the rear.

Bedroom 1 (11' 01" x 10' 07") or (3.38m x 3.23m)

Radiator, coved and textured ceiling. Double glazed window to the front and door into:

En Suite

Comprising shower enclosure, wash hand basin and low level W.C. Tiled walls, tiled floor, extractor fan and radiator. Double glazed obscure window to the front.

Bedroom 2 (12' 05" x 10' 10") or (3.78m x 3.30m)

Radiator, coved and textured ceiling. Double glazed window to rear.

Bedroom 3 (11' 03" x 9' 09") or (3.43m x 2.97m)

Radiator, coved and textured ceiling. Double glazed window to rear.

Bedroom 4 (9' 07" x 7' 04") or (2.92m x 2.24m)

Radiator, coved and textured ceiling. Double glazed window to the front.

Bathroom/W.C. (5' 11" x 5' 07") or (1.80m x 1.70m)

Comprising panelled bath, vanity wash hand basin and low level W.C. Part tiled walls, tiled floor, coved and textured ceiling. Radiator and double glazed obscure window to the front.

Outside

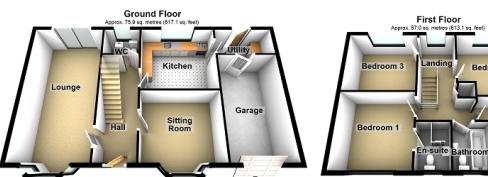
Enclosed garden to the front laid to lawn and bordered by various trees, plants, shrubs and flowers. Driveway to the side with parking for several vehicles leading to a further gravelled area with garden shed. Pedestrian gated access leading to an enclosed rear garden with decked, lawn and patio areas. Further pedestrian gated access around to the other side of the property. Outside tap and double electric socket.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold



Total area: approx. 132.9 sq. metres (1430.2 sq. feet)



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

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.

