



45 Old Road, Baglan - SA12 8TS
Port Talbot

Offers Over **£250,000**

45 Old Road

Baglan, Port Talbot

This extended three bedroom semi detached house presents an exceptional opportunity for families and professionals seeking a versatile home, offered for sale with no ongoing chain. Well maintained and thoughtfully improved, the property welcomes you into two separate reception rooms, ideal for both formal entertaining and relaxed family living. The modern kitchen is well appointed, offering ample storage and work surfaces, with convenient access to a downstairs WC for added practicality. Upstairs, the first floor hosts three well proportioned bedrooms, including a principal suite with a private en suite shower room, as well as a contemporary family bathroom serving the remaining bedrooms. The layout is designed to maximise comfort and privacy, with neutral décor and quality fittings throughout. The property also benefits from a driveway providing off road parking for up to three vehicles (ideal for households with multiple cars or regular visitors). Located in a popular residential area with excellent access to local amenities, schools and transport links, this home combines every-day convenience with a peaceful setting. Whether you are upsizing, relocating or seeking an investment, this well presented semi detached house offers flexible accommodation and a practical layout to suit a variety of requirements. Early viewing is highly recommended to appreciate the space, specification and excellent value on offer.





- Extended three bedroom semi detached house
- Two reception rooms
- Downstairs WC, first floor bathroom and en suite
- Enclosed rear garden
- Driveway parking for three vehicles
- Sold with no ongoing chain

Entrance

Via PVCu double glazed opaque door leading into the lounge.

Lounge

21' 9" x 17' 2" (6.62m x 5.23m)

PVCu double glazed window overlooking the front and PVCu double glazed window to the rear. Feature fireplace, two wall lights, recesses with lighting, two radiators, emulsioned and coved ceiling with down lights and wooden flooring. Staircase leading to the first floor. Opening into reception 2 and double glazed timber doors leading to the kitchen.

Reception 2

12' 11" x 20' 2" (3.94m x 6.15m)

PVCu double glazed opaque window to the front, double glazed patio door leading out to the rear garden, two radiators, two wall lights, fitted carpet and emulsioned walls.

Kitchen

9' 3" x 8' 9" (2.83m x 2.66m)

PVCu double glazed windows to the rear and side of the property and radiator. A range of matching wall and base units with complementary roll edge work surfaces housing a one and half stainless steel sink with single mixer tap, tiling to the splash back areas and LED plinth lights. Five ring gas hob, integrated electric oven, cooker hood and dishwasher. Plumbing for automatic washing machine and quartz style tiled flooring. Door leading to the WC.



Downstairs WC

Emulsioned walls, quartz style tiled flooring and wall mounted Worcester combination boiler. Two piece suite comprising low level WC and wall mounted wash hand basin.

Landing

Emulsioned walls, down lights, coving, loft access, smoke alarm and fitted carpet. Doors leading off.

Bedroom 2

17' 2" x 9' 3" (5.24m x 2.82m)

Two PVCu double glazed opaque windows to the front, radiator, fitted carpet, emulsioned walls, coving and downlights.

Bedroom 3

12' 7" x 9' 3" (3.84m x 2.83m)

PVCu double glazed window to the rear, radiator, fitted carpet, emulsioned walls, coving and down lights.

Bathroom

7' 7" x 8' 3" (2.32m x 2.52m)

PVCu double glazed window to the rear, radiator, half height ceramic tiled walls and vinyl flooring. Freestanding bath with mixer shower, low level WC and pedestal wash hand basin with shaver point.

Master bedroom

12' 11" x 20' 2" (3.94m x 6.15m)

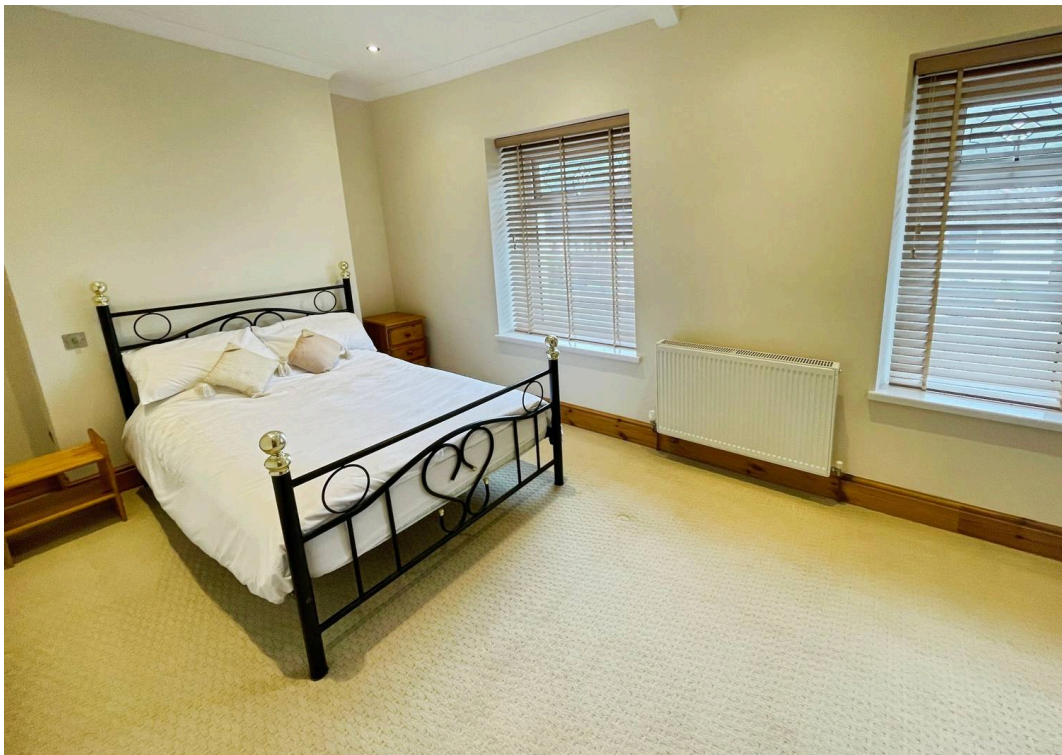
Two PVCu double glazed windows to the front and one to the rear, two radiators, fitted carpet, emulsioned walls, coving and door leading to the en suite.

En suite

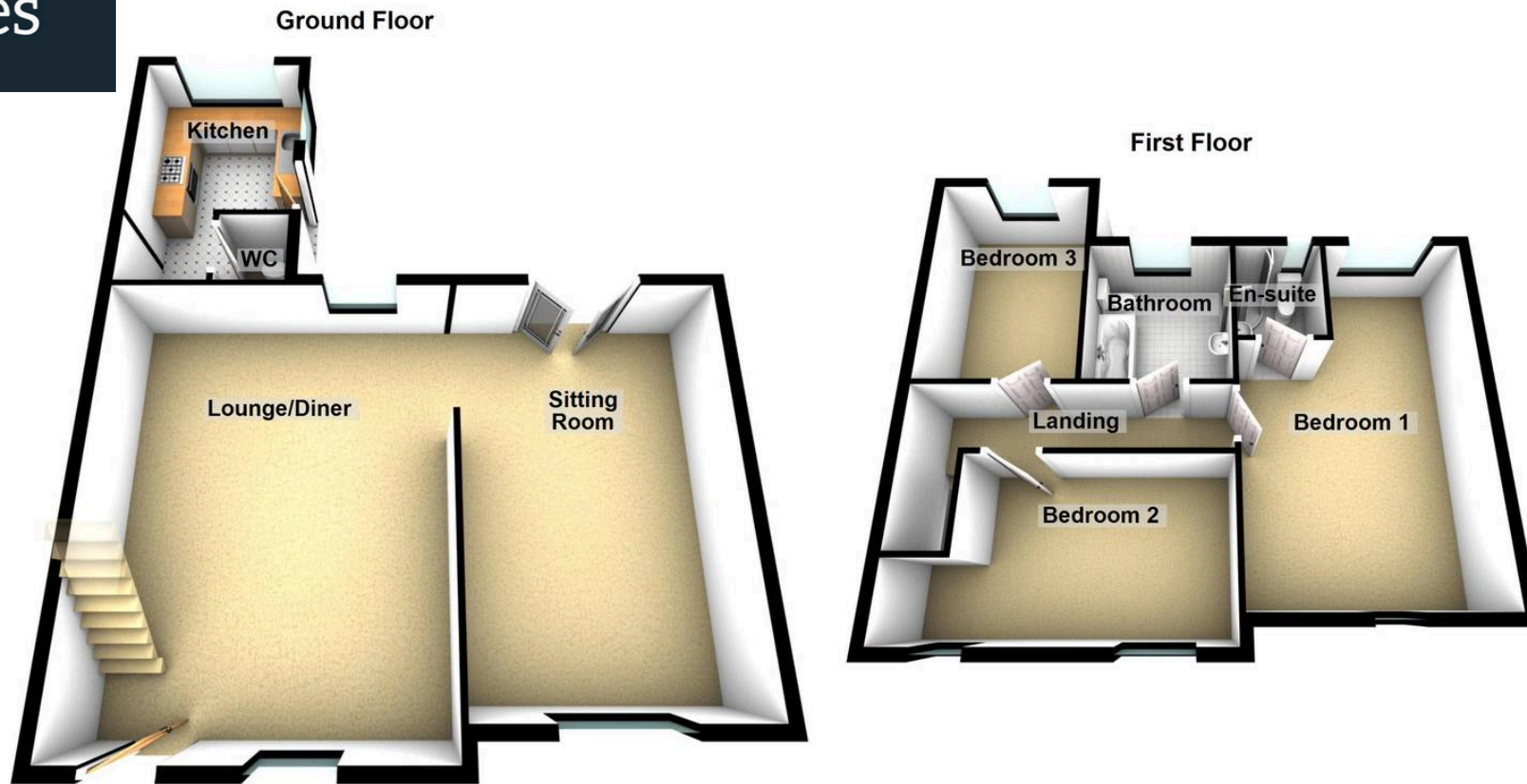
Double glazed window to the rear, extractor fan, loft access, chrome heated towel rail, half height ceramic tiled walls and vinyl flooring. Three piece suite comprising corner shower with electric shower attachment, low level WC and pedestal wash hand basin.

Outside

Block paved driveway to the front for three vehicles, gated entrance with steps leading to the front door. Retaining cast iron railings, Cotswold stone chipped border and a range of flowers, shrubs and outside light. The rear garden is laid to a paved patio with retaining timber frame fence and door with gated access leading to the driveway. Brick built storage shed with double glazed PVCu door and window to the side. Security light and gate to the rear leading to a further garden area with trees and shrubbery.







45 Old Road, Baglan

Payton Jewell Caines

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