



2 Lilac Grove, Baglan – SA12 8PD
Port Talbot

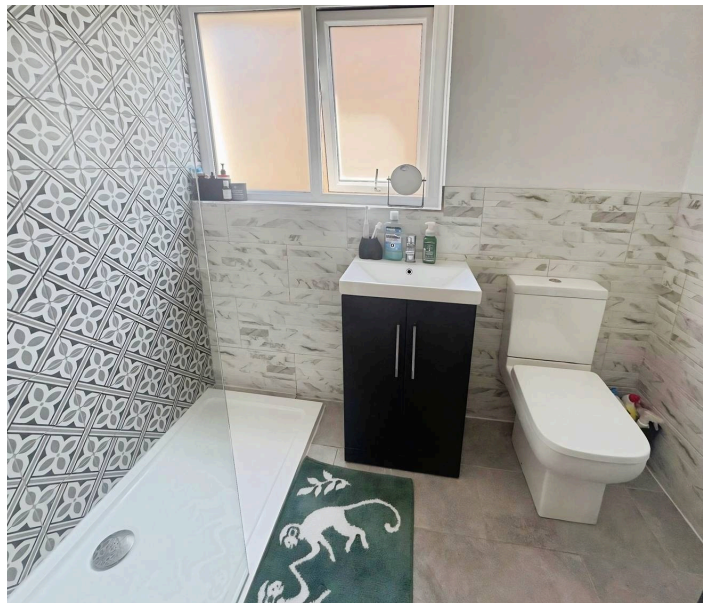
Offers Over **£190,000**

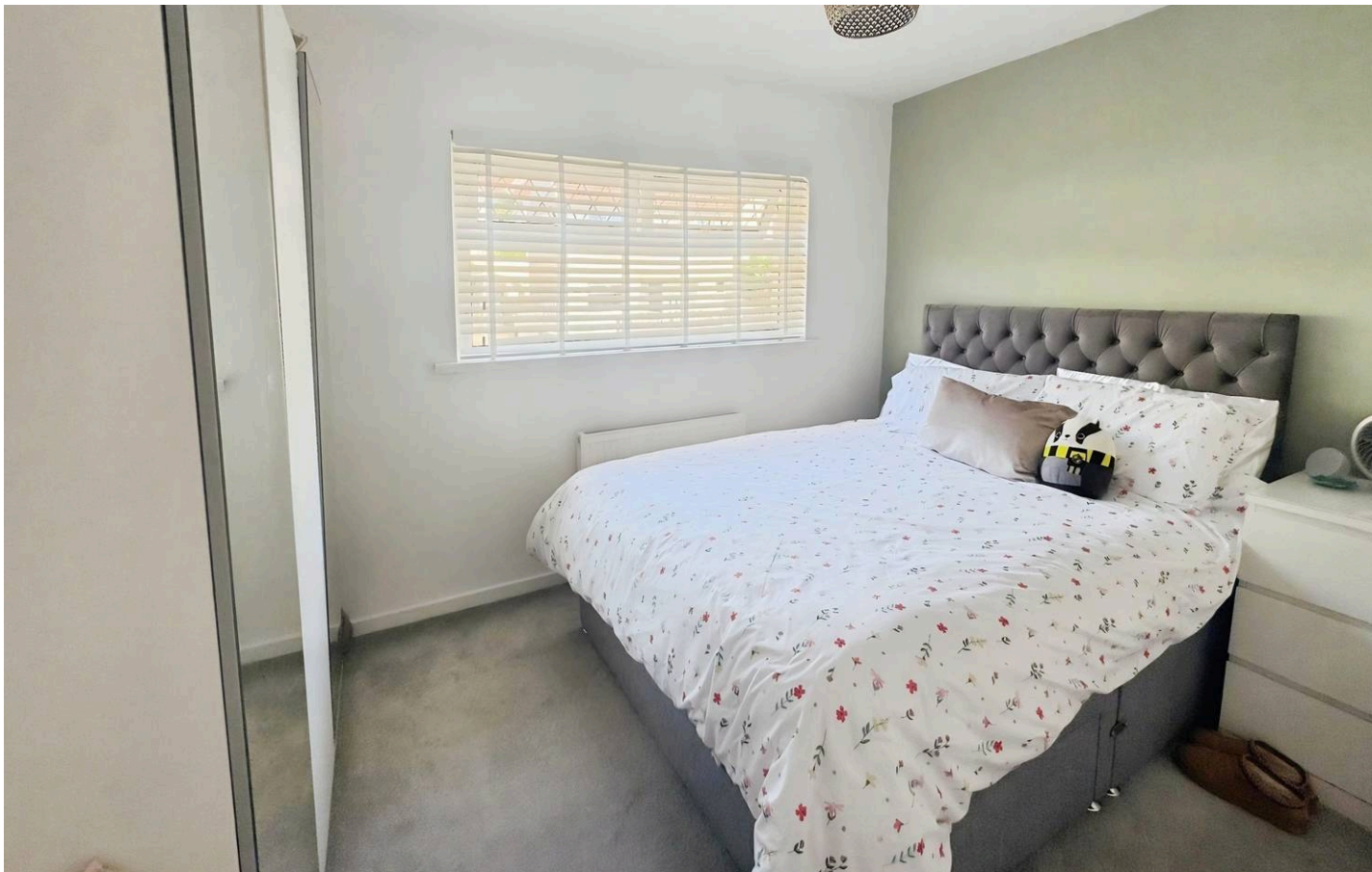
2 Lilac Grove

Baglan, Port Talbot

Welcome to this charming three bedroom semi-detached home, tucked away in a sought after area that's perfect for first time buyers. The lounge offers plenty of room for relaxing or entertaining friends, and the kitchen is both practical and stylish, with space for dining and all the essentials you need. Upstairs, you'll find three well-proportioned bedrooms, ideal for a growing family, guests, or even a home office if you're working remotely. The bathroom is modern and fresh, providing a comfortable spot to unwind after a long day. The property has a welcoming feel throughout and is neutrally decorated, so you can easily add your own personal touch. With its great location, you'll have handy access to local amenities, schools, and transport links, making every-day life that little bit easier. This home offers fantastic value in a popular neighbourhood, and with nothing to do but unpack, it's a brilliant opportunity for anyone looking to take their first step onto the property ladder. Viewing is highly recommended to fully appreciate everything this lovely home has to offer.

- 3 bedroom semi-detached
- Front and rear garden
- Ideal first time buy
- Located in sought after area
- Viewing highly recommended





Entrance

Via UPVC door.

Hallway

Emulsion ceiling and walls, laminate, radiator, and understairs storage.

Reception room two / Dining Room

11' 3" x 10' 2" (3.42m x 3.10m)

Emulsion ceiling and walls, laminate flooring, UPVC window, and radiator.

Reception room one

15' 1" x 10' 8" (4.60m x 3.24m)

Emulsion ceiling and walls, fitted carpet, UPVC window, and radiator.

Kitchen

6' 10" x 11' 11" (2.09m x 3.64m)

Emulsion ceiling and walls, spot lights, UPVC window and door, non-slip flooring, part tiled walls, range of base and wall units, sink, space for oven, washing machine, and fridge-freezer.

Pantry

2' 11" x 3' 1" (0.90m x 0.94m)

Emulsion ceiling, part emulsion and part tiled walls, and UPVC window.

Landing

Emulsion ceiling and walls, fitted carpet, UPVC window, and fitted cupboards.

Bedroom one

10' 4" x 11' 9" (3.14m x 3.59m)

Emulsion ceiling and walls, fitted carpet, UPVC window, and radiator.



Bedroom two

10' 8" x 11' 10" (3.24m x 3.61m)

Emulsion ceiling and walls, fitted carpet, UPVC window, and radiator.

Bedroom three

10' 4" x 7' 4" (3.14m x 2.24m)

Emulsion ceiling and walls, fitted carpet, UPVC window, and radiator.

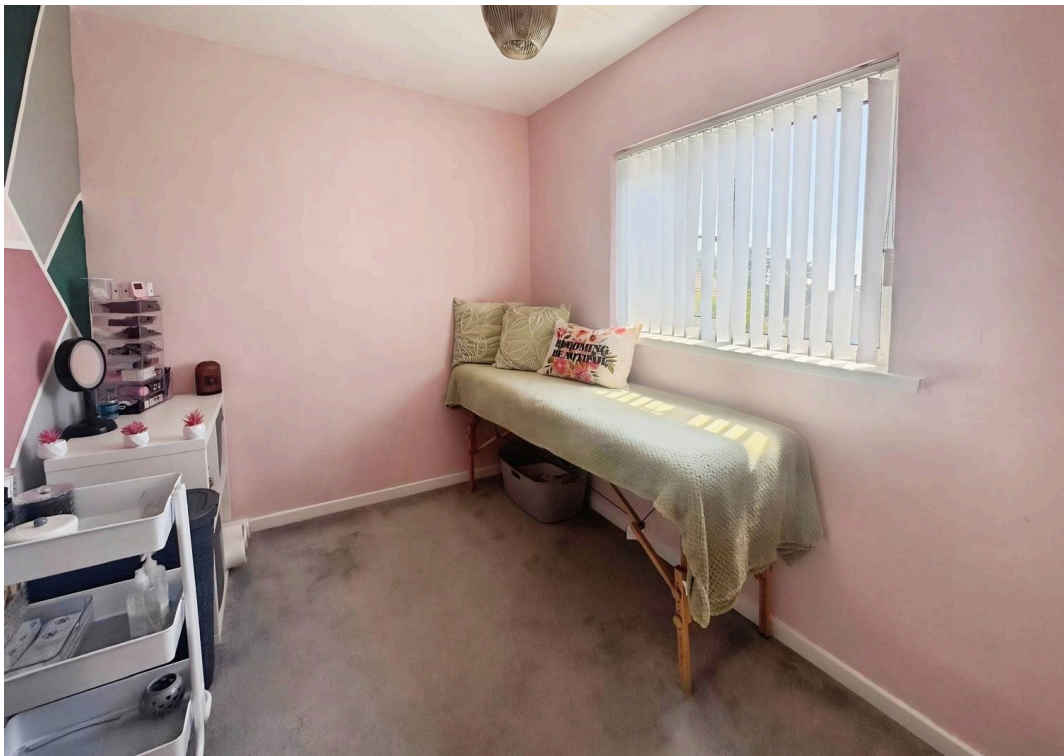
Shower room

7' 2" x 6' 10" (2.19m x 2.09m)

Comprises of shower unit, low level W.C, and sink in vanity unit. Emulsion ceiling, part emulsion and part tiled walls, tiled floor, and UPVC window with obscured glass.

Outside

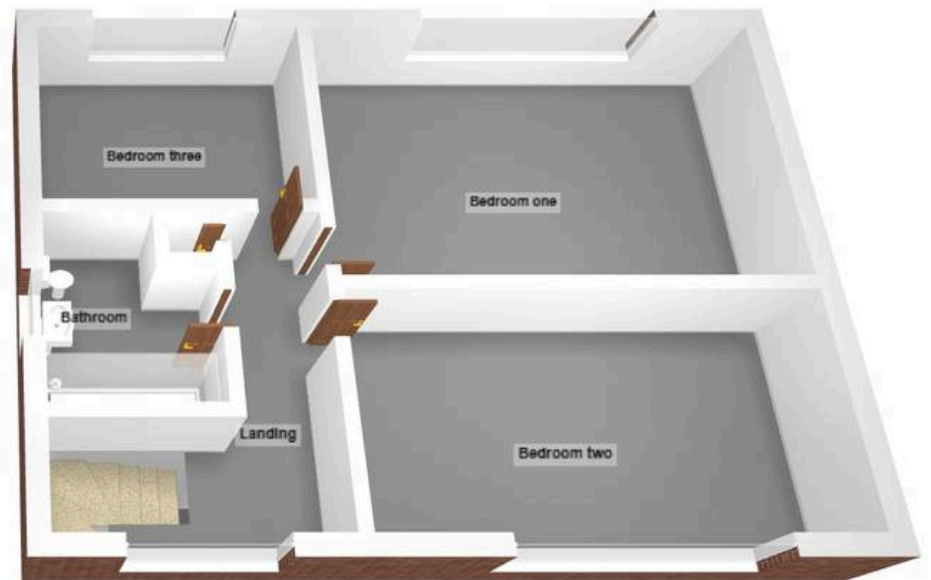
The front is accessed via iron gate with path leading to property, the rest is laid to lawn with mature shrubs. The rear garden is enclosed, there is an area laid with patio slabs, the rest is laid to lawn with mature shrubs, and decorative chippings.







Ground Floor



First Floor

Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.