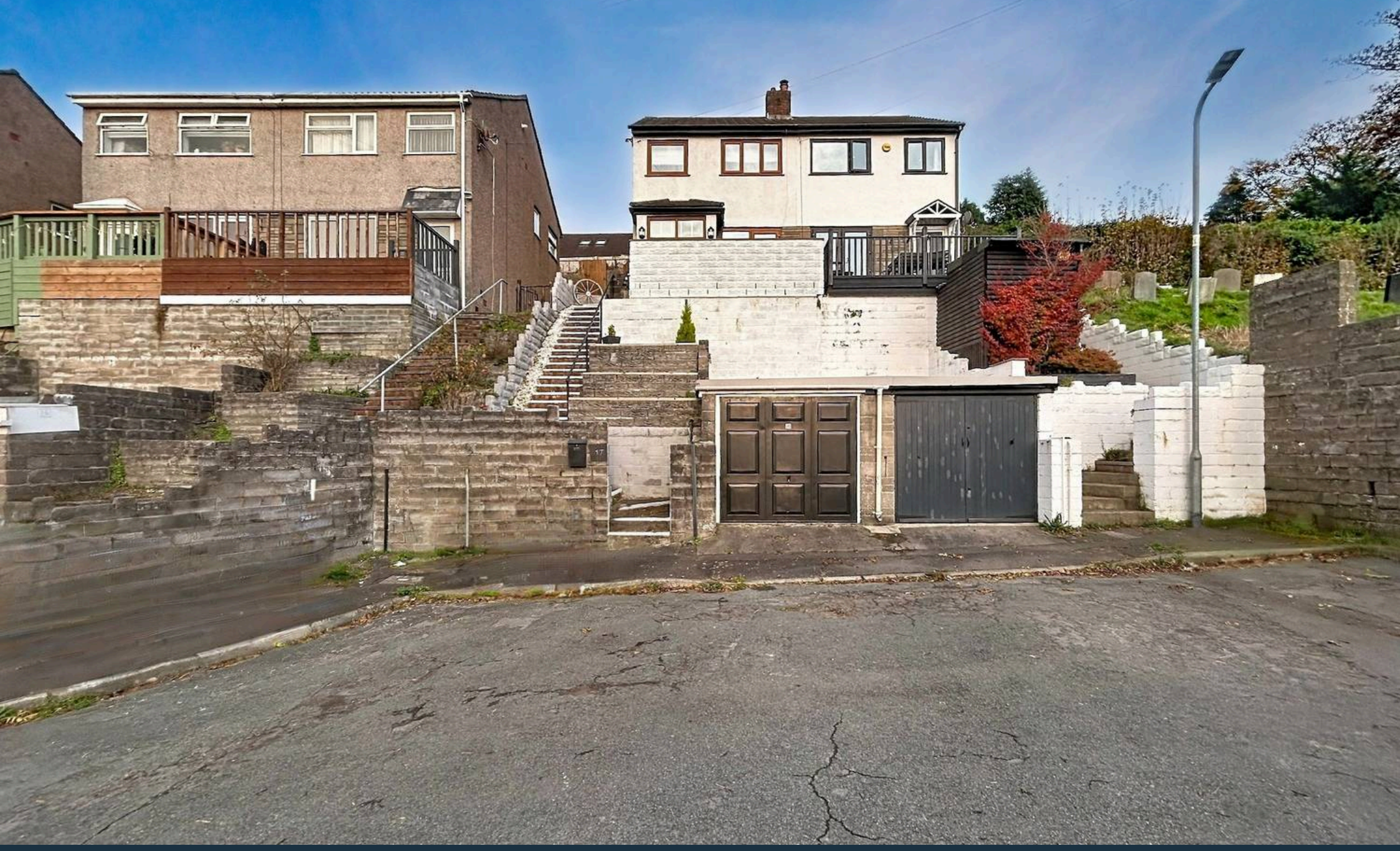


17 Wells Close, Baglan - SA12 8PT

Port Talbot

£165,000

17 Wells Close

Baglan, Port Talbot

Welcome to this inviting three bedroom semi-detached home, perfectly positioned in a quiet cul-de-sac and offering a fantastic blend of comfort and style. Step inside and you are greeted by a generous reception room, ideal for relaxing or entertaining, with French doors that open onto a patio area (great for letting in plenty of natural light and fresh air). The contemporary kitchen diner is thoughtfully designed, providing ample space for family meals or hosting friends, and is finished to a modern standard that makes everyday living a pleasure. Upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat at the end of the day, along with a sleek, modern bathroom that features stylish fixtures and a fresh, clean look. The elevated position of the property means you can enjoy stunning views over Baglan, including the picturesque St Catherine's Church and even partial sea views, adding a special touch to daily life. Practicality is covered too, with garage parking ensuring your car is safe and secure, and the added bonus of no onward chain means you can move in with ease and without delay. This property really does tick all the boxes for those seeking a modern, low-maintenance home in a peaceful location, yet still within easy reach of local amenities and transport links. Whether you are a first-time buyer, a growing family, or simply looking to downsize without compromising on style or comfort, this home offers a versatile layout and a welcoming atmosphere that is sure to impress. Viewing is highly recommended to fully appreciate everything this lovely home has to offer, so don’t miss your chance to make it yours.













- Three Bedroom Semi-Detached Home
- Generous Reception Room, with French Doors onto Patio Area
- Elevated Position with Views over Baglan, St Catherine's Church and Partial Sea Views
- Contemporary Kitchen Diner
- Modern Bathroom
- No On-ward Chain
- Quiet Cul-de-sac location
- Garage Parking
- EPC-D/ Viewing Highly Recommended

Entrance porch
5' 11" x 2' 11" (1.80m x 0.90m)
PVCu windows overlooking the views, composite front door and vinyl flooring.

Hall
8' 10" x 2' 7" (2.70m x 0.80m)
Radiator and fitted carpet.

Lounge
17' 5" x 10' 2" (5.30m x 3.10m)
PVCu French doors leading to a patio area at the front of the property with views over Baglan and St Catherine's church, radiator, feature fireplace and laminate flooring. Under stairs storage cupboard (0.8m x 0.9m).

Kitchen
14' 1" x 10' 10" (4.30m x 3.30m)
Tiling to splash back areas, two PVCu windows, laminate flooring and PVCu door leading out to the garden. A range of base units with complementary work surfaces. Space for freestanding appliances. Space for dining table and chairs.

First floor landing
10' 10" x 5' 7" (3.30m x 1.70m)
Via stairs with fitted carpet. PVCu window.

Bathroom
7' 10" x 5' 7" (2.40m x 1.70m)
Opaque PVCu window, tiling to splash back areas, heated towel rail and vinyl flooring. Three piece suite comprising WC, wash hand basin and bath with overhead rainfall shower.

Bedroom 1
11' 10" x 7' 10" (3.60m x 2.40m)
PVCu window with views overlooking Baglan and St Catherine's church, fitted wardrobes, radiator and fitted carpet.

Bedroom 2
13' 9" x 7' 10" (4.20m x 2.40m)
PVCu window, radiator and fitted carpet.

Bedroom 3
8' 2" x 5' 11" (2.50m x 1.80m)
PVCu window overlooking Baglan views, radiator and fitted carpet.

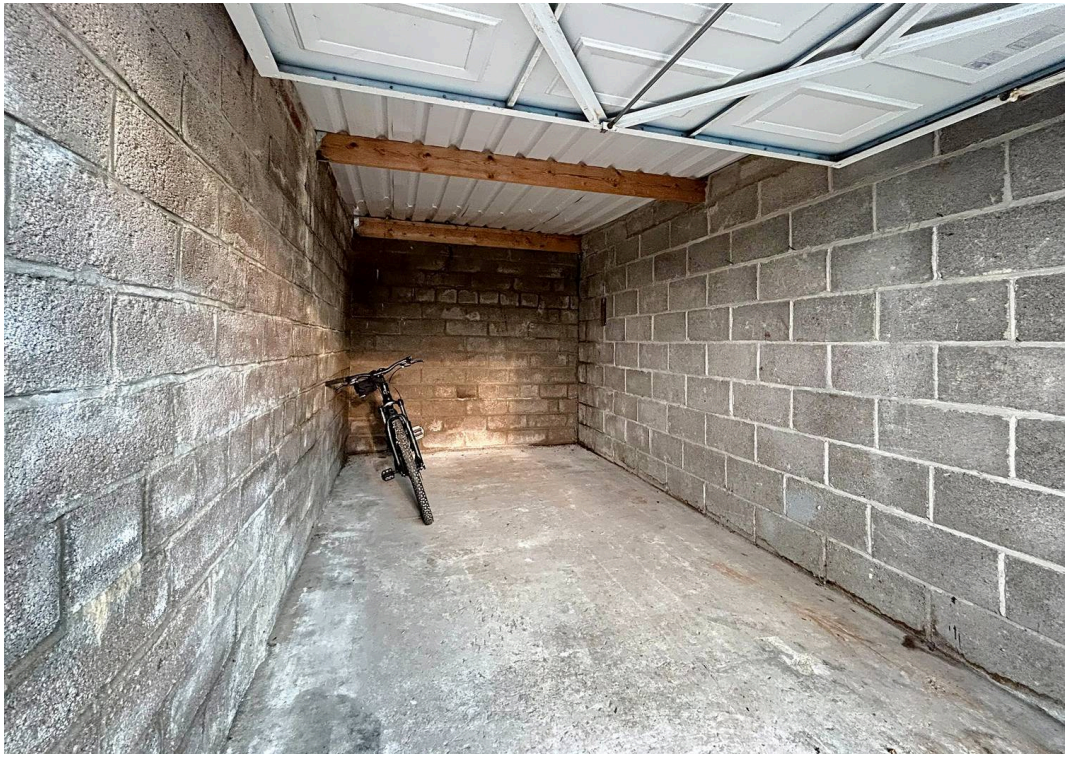
Outside
The rear garden is set on three tiers with block paving and views onto St Catherine's church.

Garage
15' 9" x 7' 10" (4.80m x 2.40m)

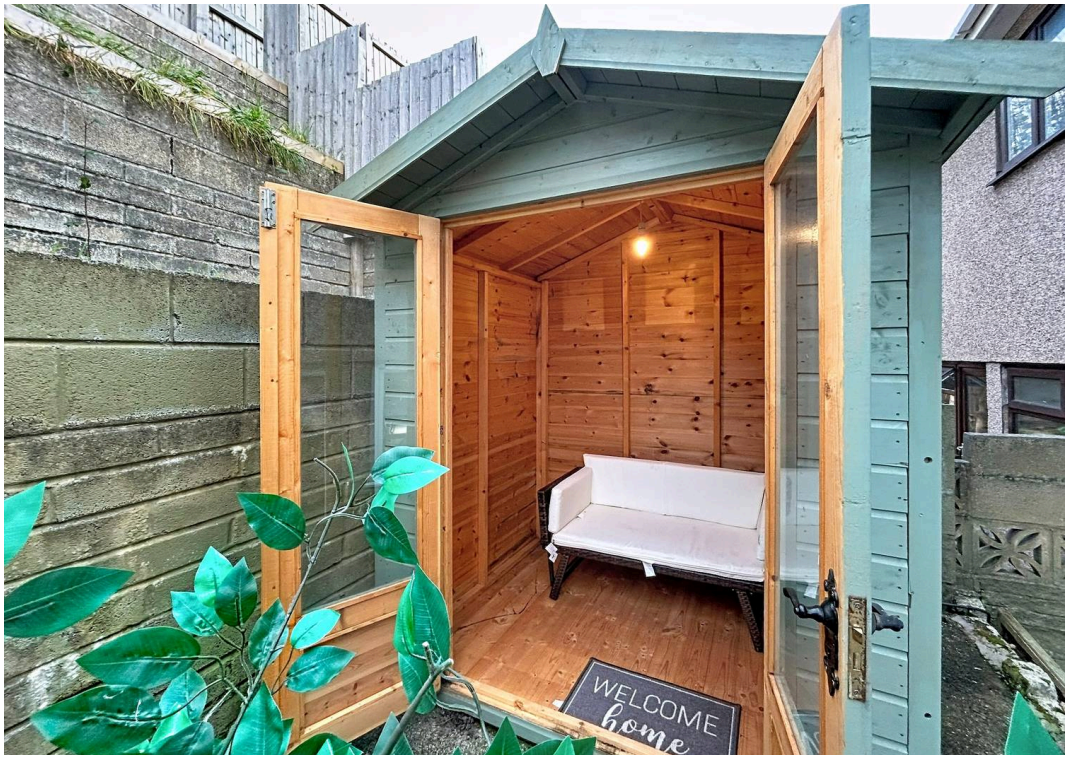


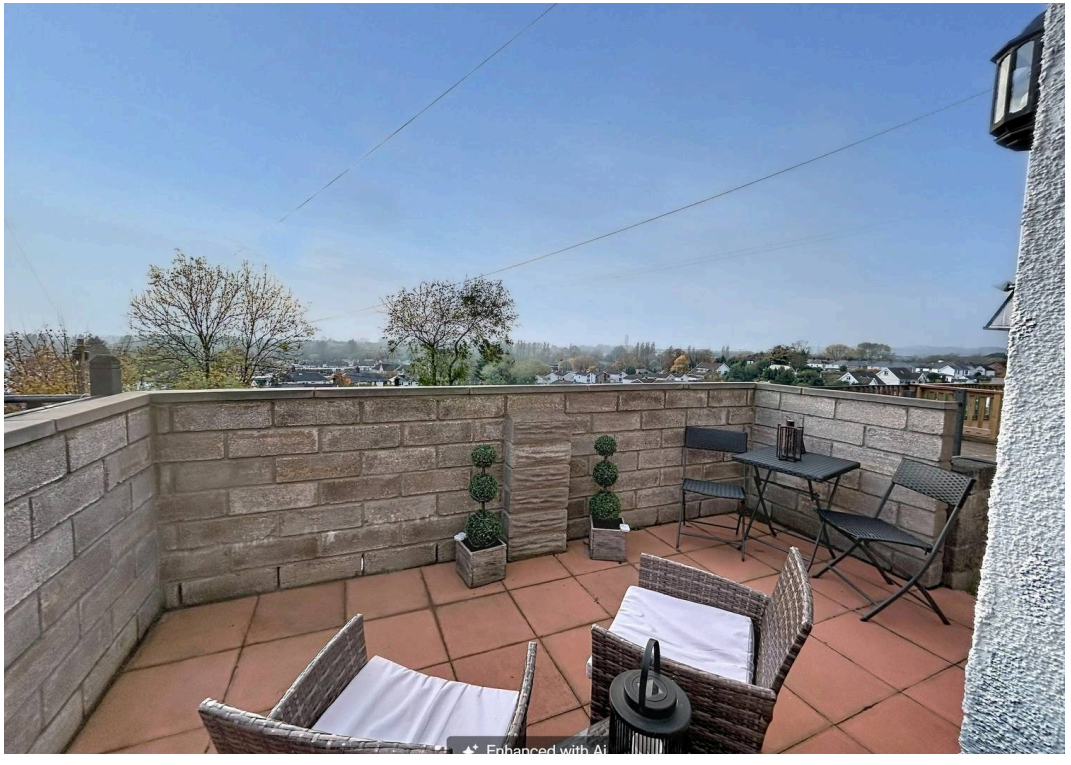




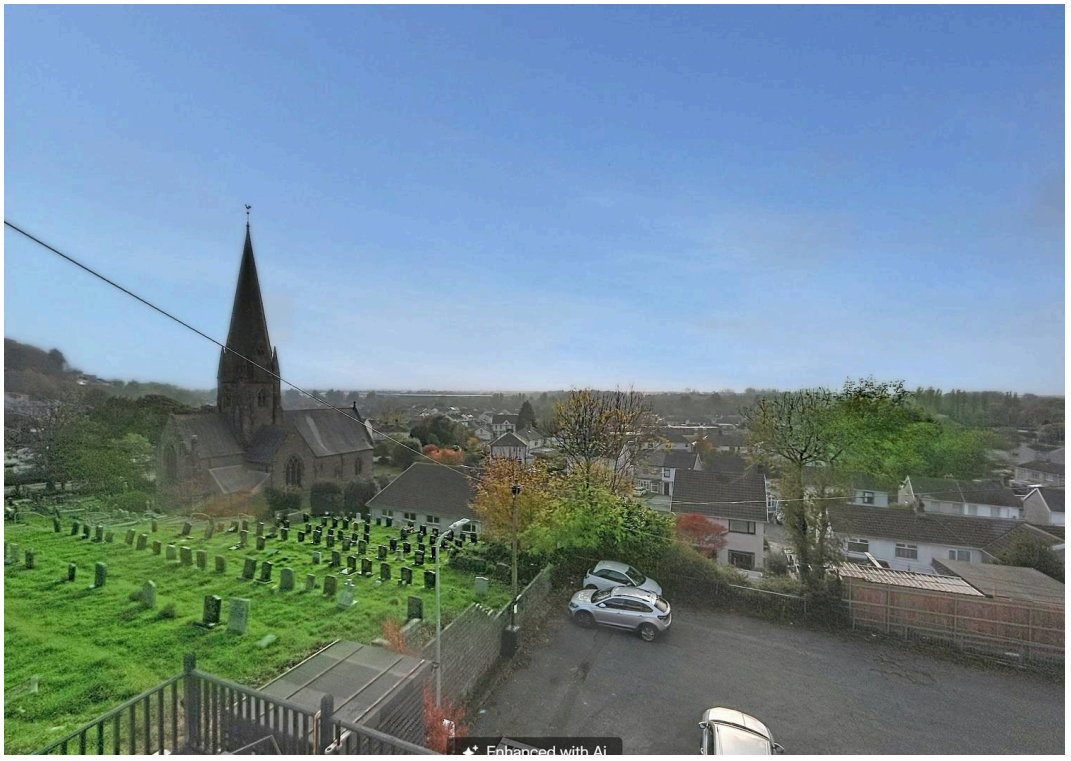



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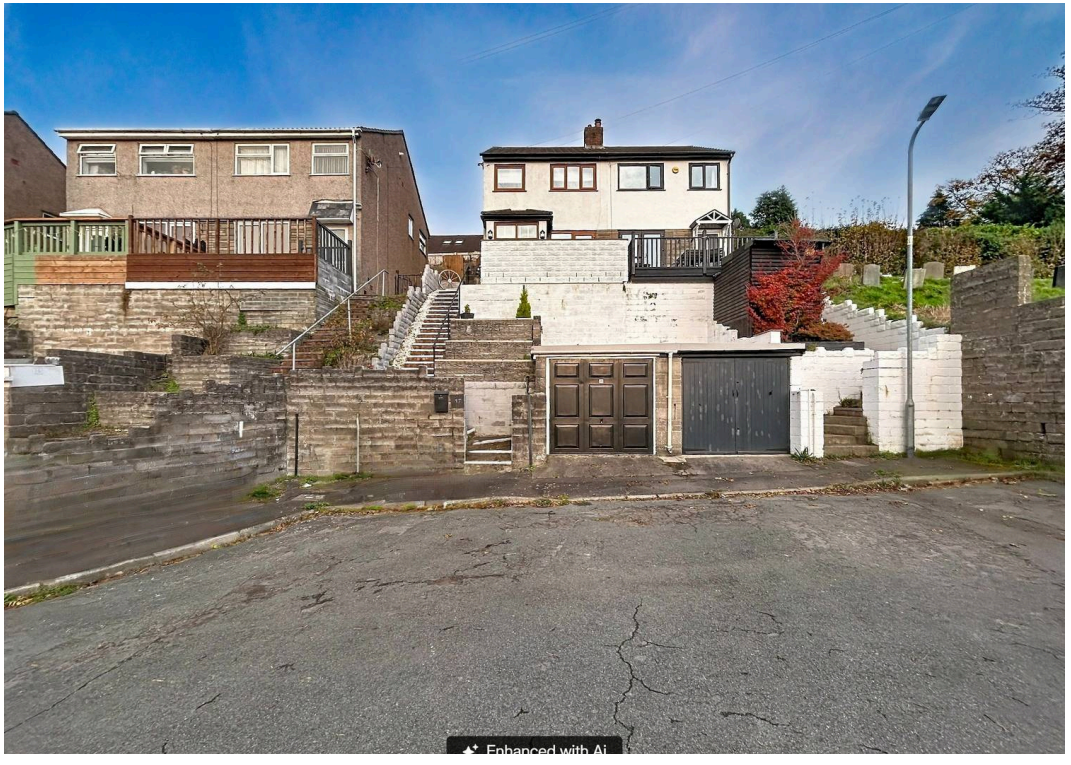

WELCOME
home

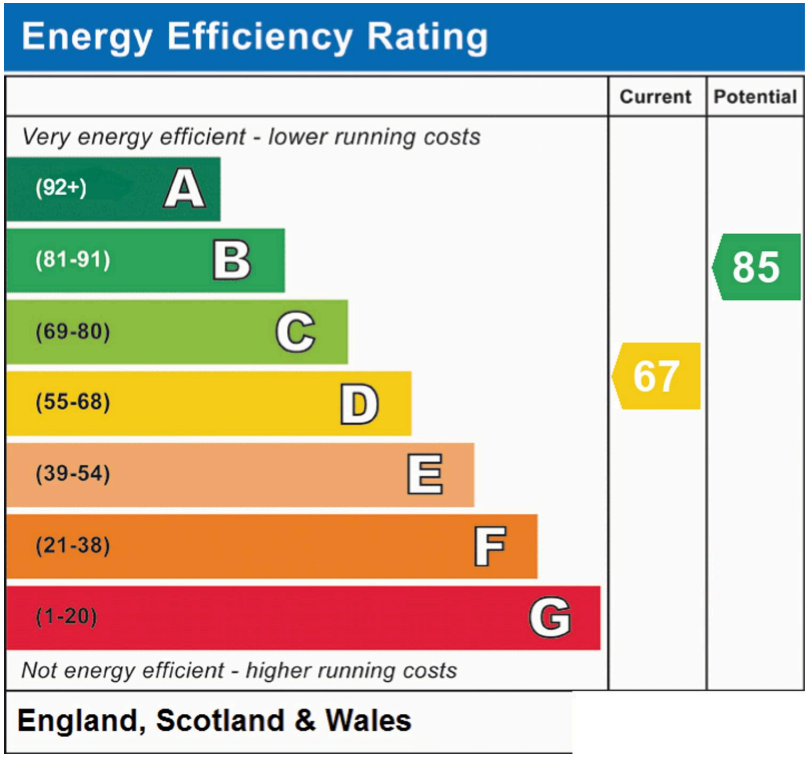

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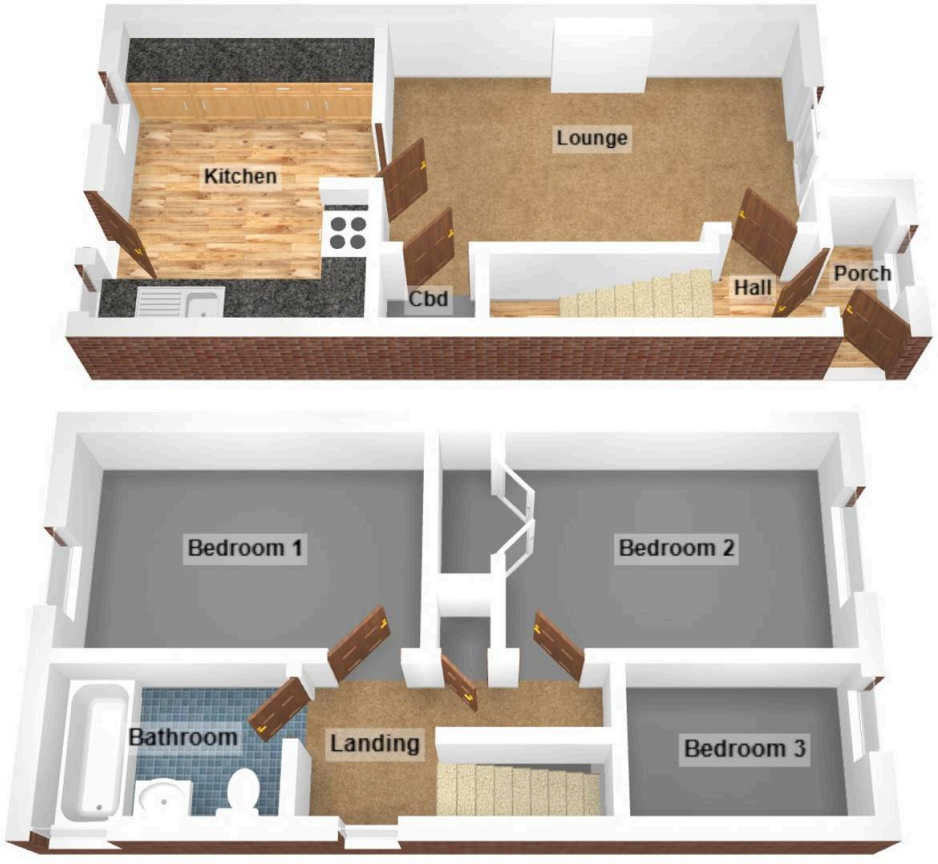

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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
67
85
England, Scotland & Wales

Payton Jewell Caines



Payton Jewell Caines

Payton Jewell Caines, 53 Station Road - SA13 1NW

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