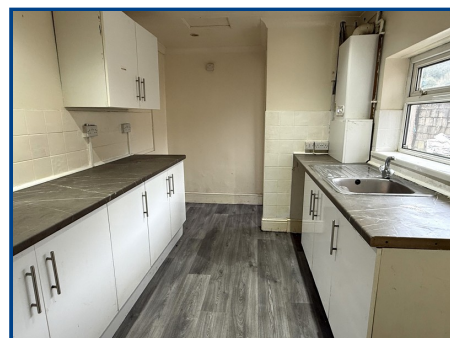


**Swan Street
Baglan
Port Talbot
Neath Port Talbot.**

Price £125,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED REAR GARDEN



General Description

We are pleased to offer for sale this three bedroom semi detached property situated in the popular area of Baglan close to all local amenities, the Port Talbot and Neath Town Centres are both within driving distance and there is easy access to the M4 Motorway. The Aberavon Beach is a short drive away with its many children's activities, a Cinema and a Leisure Centre. Council Tax Band A.

EPC Rating: D68

Swan Street, Baglan, Port Talbot, Neath Port Talbot.

Property Description

Offered for sale is this three bedroom semi detached property with the accommodation comprising of entrance hall, lounge/dining room, kitchen and bathroom/W.C. to the ground floor with three bedrooms to the first floor. The property benefits from having gas central heating, double glazing and enclosed rear garden.

Hall

Via double glazed entrance door with stairs to the first floor, radiator and door into:

Lounge/Dining Room (22' 0" Max x 16' 0") or (6.71m Max x 4.88m)

'L' shaped room with understairs storage cupboard, coved ceiling, two radiators, double glazed windows to the front and rear. Door into:

Kitchen (12' 01" Max x 7' 08" Max) or (3.68m Max x 2.34m Max)

Fitted with a range of wall and base units with worktops over incorporating stainless steel sink and drainer, space for cooker, space and plumbing for washing machine. Part tiled walls, wall mounted gas central heating boiler, vinyl flooring, spotlights and coving to ceiling. Access to roof space, double glazed window to the side and door into:

Inner Hall

Part tiled walls, coving to ceiling, vinyl flooring and double glazed door to the side. Door into:

Bathroom/W.C. (7' 02" x 5' 07") or (2.18m x 1.70m)

Comprising panelled bath with overhead shower, pedestal wash hand basin and low level W.C. Part tiled

walls, vinyl flooring, radiator and double glazed obscure window to the rear.

First Floor Landing

Access to loft.

Bedroom 1 (15' 01" Max x 10' 0" Max) or (4.60m Max x 3.05m Max)

Laminate floor, radiator and two double glazed windows to the front.

Bedroom 2 (12' 09" Max x 9' 05" Max) or (3.89m Max x 2.87m Max)

Laminate floor, radiator and double glazed window to the rear.

Bedroom 3 (8' 05" x 6' 04") or (2.57m x 1.93m)

Laminate floor, radiator and double glazed window to the rear.

Outside

Enclosed rear garden with double gates and pedestrian gates to the side. Outbuilding.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

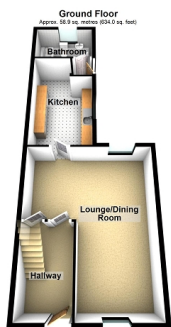
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

A



Total area: approx. 97.7 sq. metres (1051.9 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 14 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.