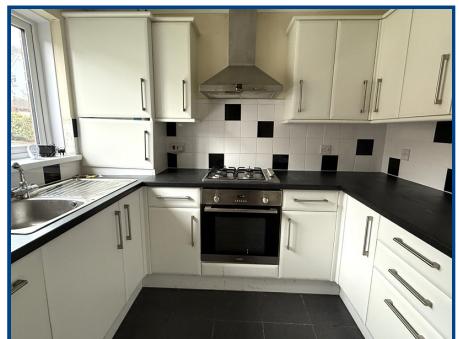


**Sycamore Court
Baglan
Port Talbot
Neath Port Talbot.**

Price **£185,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- LOUNGE & CONSERVATORY
- BATHROOM & ENSUITE
- GROUND FLOOR W.C.
- GARDENS & DRIVEWAY



General Description

Offered for sale is this three bedroom semi detached property situated in the popular area of Baglan close to local amenities, the Port Talbot Town Centre and the Port Talbot Transport Hub. Margam Park is a short drive away with its Castle, children's activities, hiking and biking trails. There is also the Aberavon Beach which has a Cinema and a Leisure Centre. Council Tax Band C.

Sycamore Court, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this three bedroom semi detached property with the accommodation comprising of entrance hall, lounge, fitted kitchen, conservatory and W.C. to the ground floor with three bedrooms, ensuite and bathroom to the first floor. The property benefits from having gas central heating, double glazing, gardens and a driveway for off road parking.

Hall

Via double glazed door with stairs to the first floor, textured ceiling, laminate floor and radiator.

Kitchen (8' 07" x 8' 05") or (2.62m x 2.57m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer, electric oven, four ring electric hob and stainless steel chimney over. Integrated fridge/freezer, washing machine and dishwasher. Wall mounted gas central heating boiler, part tiled walls, tiled flooring, spotlights to ceiling and double glazed window to the front.

W.C.

Comprising wash hand basin with tiled splashback and W.C. Laminate floor, radiator and double glazed window to the rear.

Lounge/Dining Room (15' 09" Max x 15' 0" Max) or (4.80m Max x 4.57m Max)

Feature fireplace, understairs storage cupboard, laminate floor and two radiators. Textured ceiling, double glazed window to the rear and open to:

Conservatory (8' 01" x 6' 08") or (2.46m x 2.03m)

Glass roof, tiled flooring, double glazed windows to the side and rear. Double glazed door to the side.

First Floor Landing

Access to loft and airing cupboard incorporating shelving and radiator.

Bedroom 1 (12' 01" Max x 10' 0" Max) or (3.68m Max x 3.05m Max)

Fitted with wardrobes and overhead storage, textured ceiling and radiator. Double glazed window to the front.

En-Suite

Comprising shower enclosure, vanity wash hand basin and low level W.C. Respatex panelling to walls, tiled flooring, extractor fan and heated towel rail. Double glazed obscure window to the front.

Bedroom 2 (9' 03" x 7' 0") or (2.82m x 2.13m)

Textured ceiling, radiator and double glazed window to the rear.

Bedroom 3 (7' 09" x 5' 09") or (2.36m x 1.75m)

Textured ceiling, radiator and double glazed window to the rear.

Bathroom/W.C.

Comprising bath with overhead shower and side screen, pedestal wash hand basin and low level W.C. Shaver point, respatex panelling to walls, spotlights to ceiling and heated towel rail. Vinyl flooring, extractor fan and double glazed obscure window to the side.

Outside

Lawned garden to the front with driveway to the side, pedestrian gated access to the side leading to an enclosed rear garden (currently overgrown). Outside tap.

Broadband and Mobile phone

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

Services

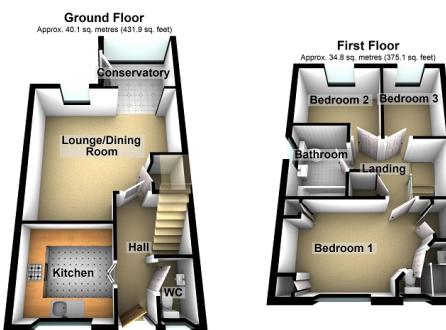
Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



Total area: approx. 75.0 sq. metres (806.9 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.

