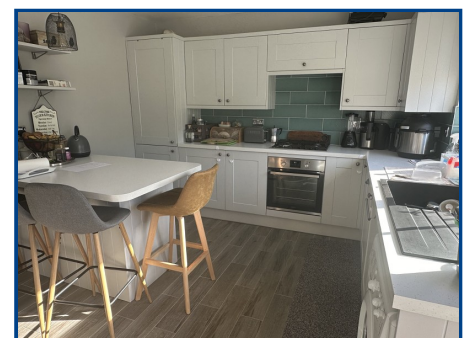


**Albion Road
Baglan
Port Talbot
Neath Port Talbot.**

Price **£169,995**



- SEMI DETACHED PROPERTY
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GARDENS & OFF ROAD PARKING
- VIEWING IS HIGHLY RECOMMENDED



General Description

Offered for sale is this very well presented two bedroom semi detached property situated in the popular area of Baglan close to local Schools, the Port Talbot Town Centre with all its amenities, bus routes and with easy access to the M4 Motorway. The Aberavon Beach is situated a short drive away with various cafes, ice cream parlours and a Leisure Centre. Council Tax Band B. Viewing is highly recommended.

Albion Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented two bedroom semi detached property with the accommodation comprising of entrance hallway, two reception rooms and kitchen/breakfast room to the ground floor with two bedrooms and bathroom/W.C. to the first floor. The property benefits from having gas central heating, double glazing, gardens to the front and rear together with driveway for off road parking. Internal viewing is recommended.

Hall

Stairs to the first floor, radiator and door into:

Sitting Room (12' 06" Max x 10' 03" Max) or (3.81m Max x 3.12m Max)

Radiator, floorboards, coved ceiling and understairs storage cupboard. Double glazed window to the front and door into:

Lounge (14' 05" Max x 11' 07" Max) or (4.39m Max x 3.53m Max)

Two recess alcoves incorporating shelving, coved ceiling and radiator. Double glazed window to the side.

Kitchen / Breakfast Room (15' 02" Max x 10' 09" Max) or (4.62m Max x 3.28m Max)

Fitted with a range of base and wall units with complementary work surfaces over incorporating sink and drainer, four ring gas hob with extractor fan over and electric oven. Integrated dishwasher, storage cupboard with gas central heating boiler and plumbing for washing machine. Island incorporating drawer unit and wine rack. Spotlights to ceiling, wall mounted vertical radiator and double glazed window and door to the rear.

First Floor Landing

Access to the loft and double glazed obscure window to the side.

Bedroom 1 (12' 06" Max x 10' 0" Max) or (3.81m Max x 3.05m Max)

Picture rail, radiator, double fitted wardrobe and double glazed window to the front.

Bedroom 2 (11' 08" Max x 8' 07" Max) or (3.56m Max x 2.62m Max)

Feature fireplace, textured ceiling, radiator and double glazed window to the rear.

Bathroom/W.C. (8' 06" Max x 6' 03" Max) or (2.59m Max x 1.91m Max)

Comprising double walk in shower with side screen and respotex panelling, vanity wash hand basin and low level W.C. Tiled walls and flooring. Spotlights and extractor fan to the ceiling. Wall mounted heated towel rail and double glazed obscure window to the rear.

Outside

Driveway to the front with off road parking for three to four cars. Gated access leading to a good size enclosed rear garden mainly laid to lawn and bordered by various mature trees and shrubs. Good size decked balcony.

WorkRoom/ Home Office (16' 04" Max x 8' 07" Max) or (4.98m Max x 2.62m Max)

Fitted with wash hand basin and low level W.C. Double glazed window to the rear and double glazed door to the side.

Broadband and Mobile phone

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

Services

Tenure

Freehold

Council Tax

B



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.