

Payton
Jewell
Caines



3 Lilac Grove, Baglan – SA12 8PD
Port Talbot

£165,000

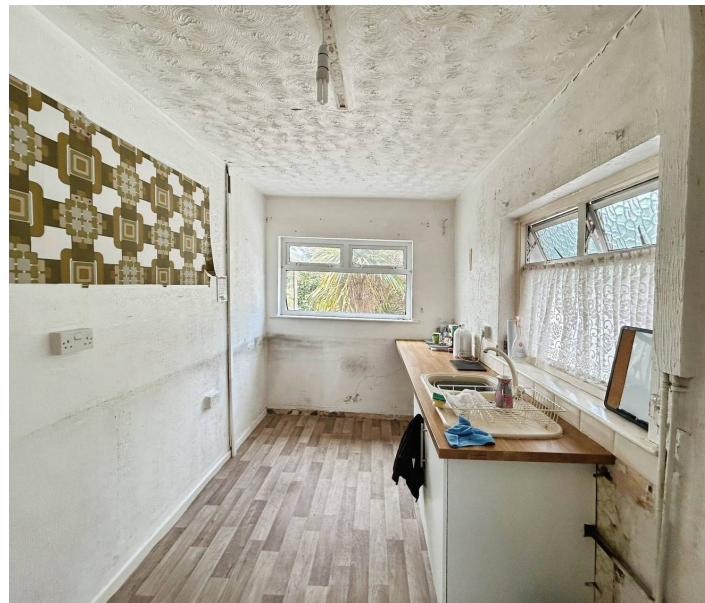


3 Lilac Grove

Baglan, Port Talbot

Welcome to this three bedroom semi detached house in the always popular area of Baglan, offering a great opportunity for anyone looking to put their own stamp on a home. This property is in need of renovation, so it's perfect if you're keen to update and make it your own. Inside, you'll find two generous reception rooms, giving you plenty of space to relax, entertain or maybe set up a home office (or playroom, depending on your needs). The bedrooms have all been fully plastered, providing a blank canvas for your decorating ideas, whether you want to go bold with colour or keep things neutral. The layout is practical and flexible, with space to grow into or reimagine as your own. The location is a real highlight, as Baglan is known for its friendly community feel and easy access to local shops, schools and transport links. If you're searching for a project in a sought after area, with the potential to create a fantastic family home, this property is definitely worth a look. Book a viewing and see how you can transform this house into your next home.

- Three bedroom semi detached house
- In need of renovation
- Sought after area of Baglan
- Two reception rooms
- The bedrooms have been fully plastered
- Ideal first time or investment purchase





Entrance

Via PVCu door into the lounge.

Reception 1 / lounge

19' 4" x 10' 2" (5.90m x 3.10m)

PVCu bay window, two radiators, part carpet / part vinyl flooring. Access to the kitchen/diner and first floor.

Reception 2

15' 1" x 10' 6" (4.60m x 3.20m)

Fitted carpet, radiator and PVCu sliding door to the conservatory.

Conservatory

11' 10" x 8' 6" (3.60m x 2.60m)

Fitted carpet, PVC roof and double doors to the rear garden.

Kitchen/diner

6' 11" x 14' 9" (2.10m x 4.50m)

A range of base units with sink, two PVCu windows and opaque PVCu door. Vinyl flooring and radiator.

Landing

10' 2" x 13' 5" (3.10m x 4.10m)

PVCu window, loft hatch and PVCu window. Airing cupboard measuring 0.5m x 0.4m with shelving. Boiler cupboard measuring 0.5m x 0.8m.

Bathroom

7' 3" x 6' 7" (2.20m x 2.00m)

Three piece suite comprising bath, wash hand basin and WC. Radiator, fitted carpet, tiling to splash back areas and PVCu opaque window.

Bedroom 3

10' 2" x 7' 3" (3.10m x 2.20m)

Newly plastered. Floorboards, PVCu window and radiator.

Bedroom 2

10' 6" x 11' 10" (3.20m x 3.60m)

Newly plastered. Radiator and PVCu window with partial sea views.

Bedroom 1

10' 2" x 11' 10" (3.10m x 3.60m)

Newly plastered. Fitted carpet, radiator and PVCu window.

Outside

To the front of the property is a sloped pathway and a metal grid walkway for easy access. Stone chippings and brick walls. Steps down to the rear garden laid to patio with pond, stone chippings and raised bed. Timber shed and side access. A new roof was completed on the property in January 2026.







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