

29 Fairwood Drive, Baglan - SA12 8NU

Port Talbot

Offers in Region of **£165,000**

29 Fairwood Drive

Baglan, Port Talbot

This three bedroom semi detached house is ideally located in a sought after area of Baglan, offering excellent potential for those looking to create their perfect home. The property features a spacious reception room, a conservatory providing additional living space, a separate dining room, and a kitchen, making it well suited to both family life and entertaining. There are three well proportioned bedrooms, ensuring ample accommodation for a growing family or for those who require a home office or guest room. The property benefits from off road parking, adding convenience for residents and visitors alike. An enclosed rear garden offers a private retreat, while the overall layout of the house provides flexibility to suit a range of lifestyles. In need of modernisation, this home presents an exciting opportunity for buyers to add their own style and value. With its desirable location and generous proportions, this property is an ideal first time buy or investment opportunity. Early viewing is recommended to appreciate the potential on offer and to secure a home in this popular residential area of Baglan.

- Three bedroom semi detached house
- Situated in a sought after area of Baglan
- Off road parking
- Reception room plus Conservatory
- Kitchen plus dining room
- Enclosed rear garden
- Ideal first time buy
- In need of modernisation
- EPC-D













Entrance
Via PVCu sliding doors into porch. PVCu door into the hallway with respatex ceiling, papered walls and laminate flooring. Stairs with fitted carpet to the first floor. Three doors leading off.

Downstairs WC
5' 9" x 3' 8" (1.76m x 1.12m)
Respatex ceiling and walls, PVCu obscure double glazed window overlooking the front of the property and tiled flooring. Two piece suite comprising low level WC and wash hand basin set within vanity unit.

Reception room
13' 11" x 10' 10" (4.24m x 3.30m)
Coved ceiling, dado rail, one feature papered wall, feature fire surround with marble backplate and hearth housing an electric effect fire, radiator and laminate flooring. Sliding patio doors leading out to the conservatory.

Conservatory
9' 8" x 8' 1" (2.94m x 2.46m)
Polycarbonate roof, glazed units, PVCu door leading out to the rear garden and fitted carpet.

Dining room
10' 7" x 11' 1" (3.22m x 3.38m)
Artexed ceiling, radiator, PVCu bay window overlooking the front of the property, feature stone wall and laminate flooring. Sliding patio doors leading into the kitchen.

Kitchen
6' 0" x 13' 9" (1.82m x 4.20m)
Tongue and groove ceiling, respatex walls, PVCu double glazed window and door leading to the rear of the property and non slip flooring. A range of wall and base units with complementary work surface. Stainless steel sink and drainer. Plumbing for automatic washing machine. Integrated electric oven with induction hob. Space for fridge/freezer and dishwasher. Storage cupboard.

First floor landing
Via stairs with fitted carpet. Tongue and groove ceiling, artexed walls, PVCu double glazed window overlooking the rear of the property and fitted carpet. Storage cupboard housing gas combination boiler. Four doors leading off.

Bedroom 1
12' 4" x 10' 10" (3.76m x 3.29m)
Part emulsioned/ part papered walls, PVCu double glazed window overlooking the front of the property, radiator and built in storage cupboard.

Family shower room
7' 4" x 5' 5" (2.24m x 1.65m)
Respatex ceiling and walls, PVCu obscure double glazed window overlooking the rear of the property, radiator and non slip flooring. Three piece suite comprising low level WC, wash hand basin set within vanity unit and shower cubicle.

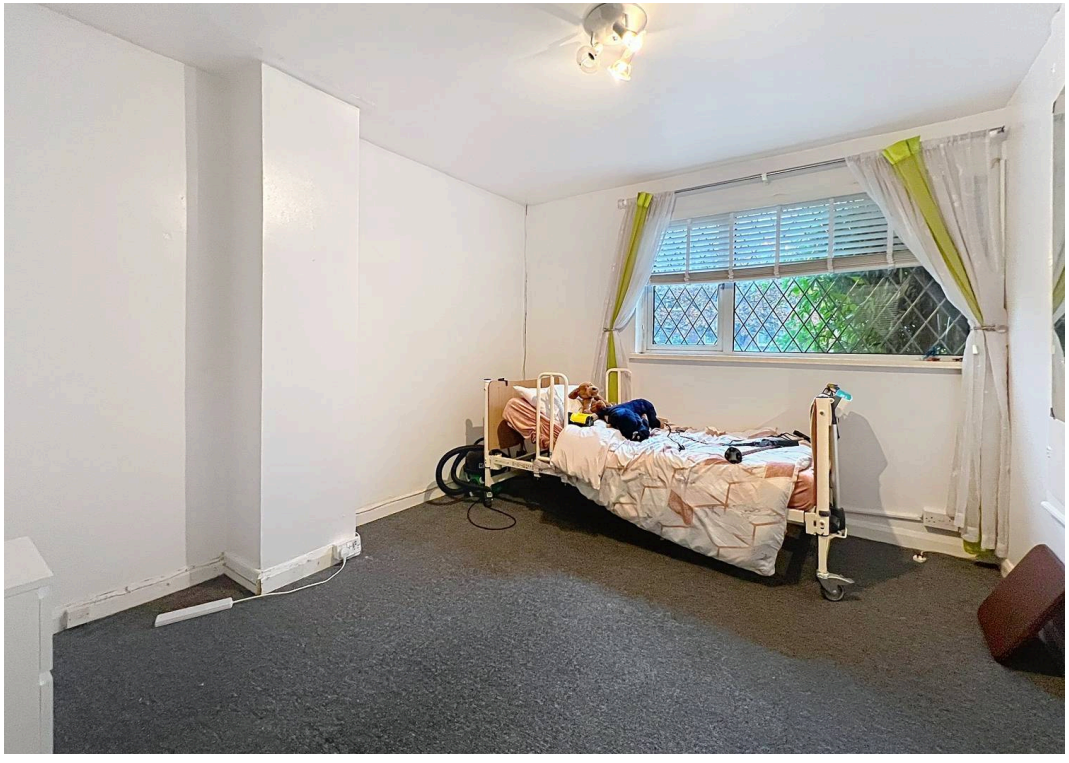
Bedroom 2
11' 0" x 8' 9" (3.36m x 2.67m)
Part emulsioned/ part papered walls, PVCu obscure double glazed window overlooking the front of the property, radiator and laminate flooring.

Bedroom 3
9' 0" x 8' 1" (2.74m x 2.46m)
Part emulsioned/ part papered walls, PVCu double glazed window overlooking the rear of the property and floorboards.

Outside
The rear garden is enclosed and in need of attention, laid to concrete with patio slabs and bordered with wooden panel fencing. Wrought iron railings leading to the front garden. Off road parking for one vehicle. The front garden is laid to patio. Door leading to the rear garden.





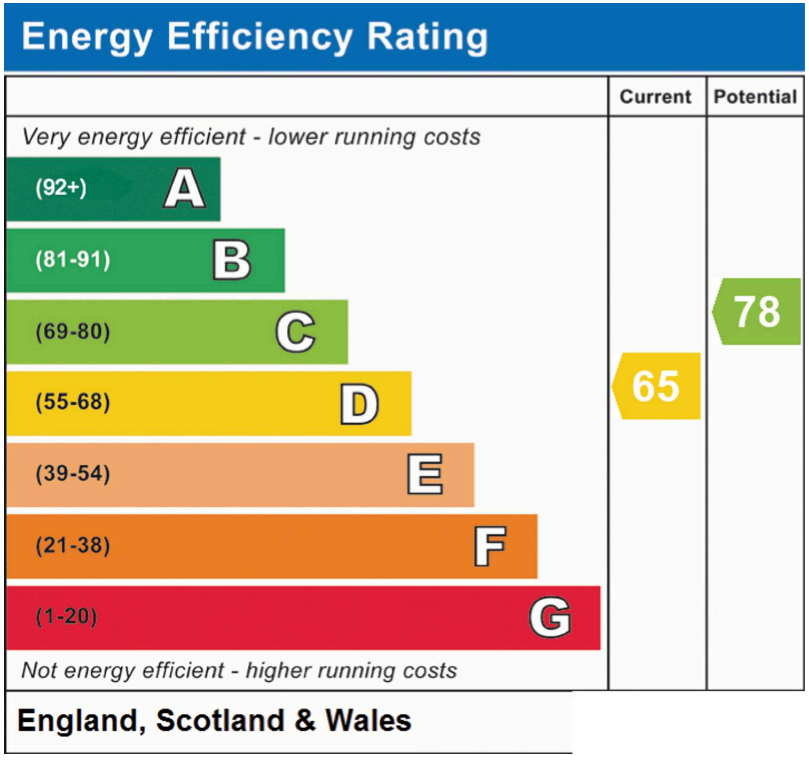




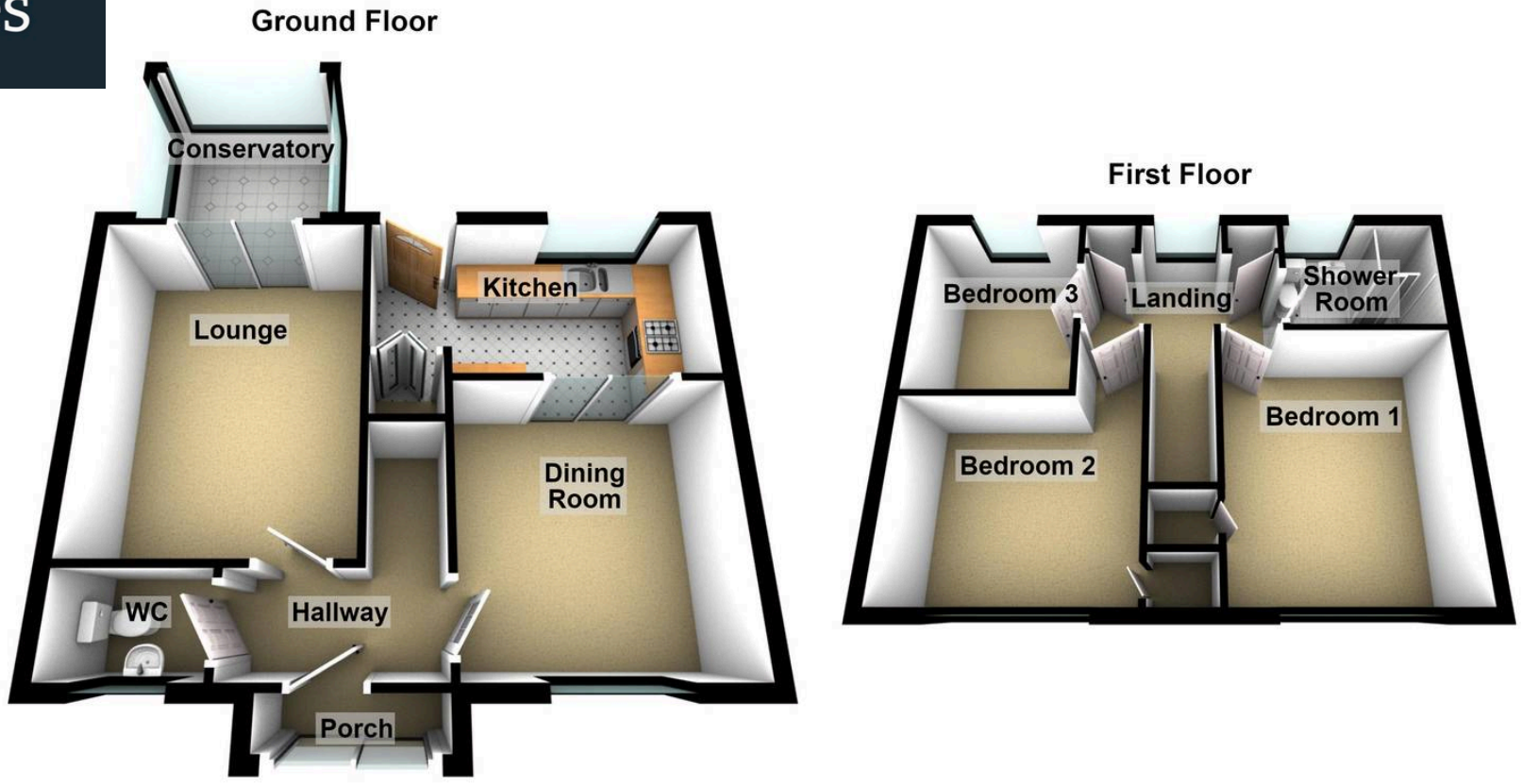







Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
65
78
England, Scotland & Wales

Payton Jewell Caines



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