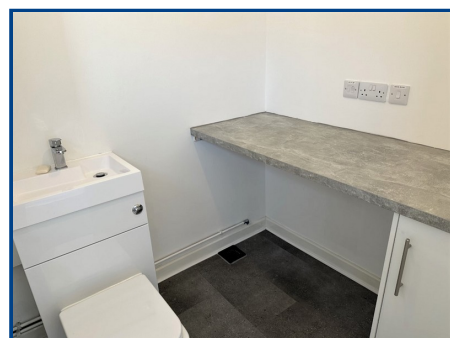


**Church Road
Baglan
Port Talbot
Neath Port Talbot.**

Price **£225,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN & UTILITY/W.C.
- RECENTLY REFURBISHED
- VIEWING HIGHLY RECOMMENDED



General Description

Recently refurbished throughout is this three bedroom semi detached property situated in the very popular area of Baglan close to all local amenities, the Port Talbot Town Centre and with easy access to the M4 motorway. Internal viewing is highly recommended.

EPC Rating: F38

Church Road, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this very well presented and recently refurbished throughout three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception rooms, fitted kitchen, utility room/W.C. and bathroom/W.C. to the first floor. The property benefits from having gas central heating and gardens to the front and rear. Internal viewing is highly recommended.

Hall

Stairs to the first floor, smoke alarm, laminate flooring and radiator.

Lounge (12' 04" Max x 9' 05" Max) or (3.76m Max x 2.87m Max)

Feature fireplace, two recess alcoves and laminate floor. Radiator and bay window to the front.

Dining Room (15' 07" Max x 10' 07" Max) or (4.75m Max x 3.23m Max)

feature fire, two recess alcoves and laminate floor. Radiator and French doors to the rear.

Inner Hall

Tiled floor and obscure door to the side.

Kitchen (11' 09" Max x 5' 07" Max) or (3.58m Max x 1.70m Max)

Fitted with a range of wall, drawer and base units with complementary work surfaces over incorporating one and half bowl sink and drainer with mixer taps. Electric oven, four ring gas hob with extractor hood over. Integrated fridge freezer, tiled floor and radiator. Two doors to the side.

Utility / W.C (5' 07" Max x 4' 08" Max) or (1.70m Max x 1.42m Max)

Comprising wash hand basin and W.C. Storage cupboard with worktops over, space for washing machine and tumble dryer. Wall mounted gas central heating boiler, extractor fan, tiled flooring and radiator. Obscure window to the side.

FIRST FLOOR ACCOMMODATION

Landing

Access to loft, smoke alarm and window to the front.

Bedroom 1 (12' 09" Max x 10' 07" Max) or (3.89m Max x 3.23m Max)

Radiator and window to the rear.

Bedroom 2 (10' 01" Max x 9' 05" Max) or (3.07m Max x 2.87m Max)

Radiator and window to the front.

Bedroom 3 (10' 08" Max x 8' 06" Max) or (3.25m Max x 2.59m Max)

Radiator and window to the rear.

Bathroom (12' 08" x 6' 03") or (3.86m x 1.91m)

Comprising panelled bath, wash hand basin and low level W.C. Extractor fan, tiled flooring and stainless steel wall mounted heated towel rail. Respotex panelled shower enclosure with over head shower and two obscure windows to the side.

Outside

Front garden with pedestrian side access leading to a good size enclosed rear garden with patio and lawned area which does require landscaping and planted with various trees and shrubs. Two outbuildings.

Services

Mains electricity, mains water, mains gas, mains drainage



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.