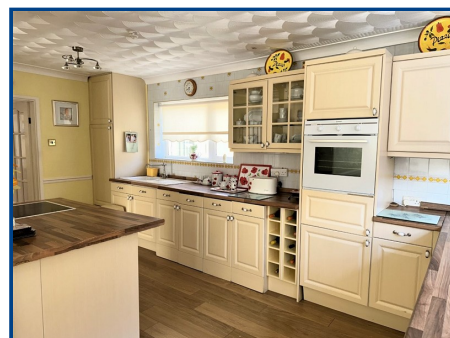


**Pentwyn Drive
Baglan
Port Talbot
Neath Port Talbot.**

Price £210,000



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- GARDENS & GARAGE
- VIEWING IS RECOMMENDED



General Description

Well presented extended three bedroom semi detached property situated in the popular area of Baglan and close to all local amenities, Port Talbot Town Centre and with easy access to the M4 Motorway. The property benefits from having a driveway and a garage and viewing is recommended. Council Tax band C.

EPC Rating: D58

Pentwyn Drive, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented extended three bedroom semi detached property with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception rooms, fitted kitchen/breakfast room and bathroom/W.C. to the first floor. The property benefits from having gas central heating, gardens to the front and rear together with garage for off road parking. Viewing is recommended. Council Tax band C.

Porch

Wall light, coved and textured ceiling, window to the side, glazed door and picture window to the kitchen. Sliding door into:

Hall

Stairs to the first floor, dado rail, coved ceiling and smoke alarm. Radiator, picture window to the front and door into:

Sitting Room (12' 09" Max x 12' 02" Max) or (3.89m Max x 3.71m Max)

Feature fireplace, laminate flooring and two recess alcoves. Coved and textured ceiling, radiator, patio doors to the front and open to:

Lounge/Dining Room (20' 09" Max x 10' 11" Max) or (6.32m Max x 3.33m Max)

Laminate floor, dado rail and radiator with ornate covering. Coved and textured ceiling and two wall lights. Window to the rear, bay window with French doors and side screen leading out onto the patio. Door into:

Kitchen / Breakfast Room (17' 0" Max x 15' 0" Max) or (5.18m Max x 4.57m Max)

Fitted with a range of display, base, wall and drawer units with work tops overs incorporating one and half bowl sink and drainer. Eye level cooker and four ring halogen hob, plumbing for washing machine and dishwasher. Laminate flooring, dado rail, coved and textured ceiling.

Understairs storage cupboard, part tiled walls and obscure door to the side. Windows to the side and rear.

FIRST FLOOR ACCOMMODATION

Landing

Storage cupboard housing central heating boiler, access to loft, smoke alarm and window to the side.

Bedroom 1 (11' 03" Max x 11' 02" Max) or (3.43m Max x 3.40m Max)

Fitted mirror wardrobes with hanging space and shelving. Double wardrobe with hanging space, coved ceiling and radiator. Window to the rear.

Bedroom 2 (11' 04" Max x 10' 09" Max) or (3.45m Max x 3.28m Max)

Coved ceiling, radiator and window to the front.

Bedroom 3 (8' 08" Max x 8' 04" Max) or (2.64m Max x 2.54m Max)

Radiator and window to the front.

Bathroom (6' 05" Max x 5' 05" Max) or (1.96m Max x 1.65m Max)

Comprising panelled bath with overhead shower, pedestal wash hand basin and low level W.C. Tiled walls, radiator and coved ceiling. Obscure window to the rear.

Outside

Lawned front garden with trees and shrubs and driveway leading to garage. Enclosed rear garden with patio area, trees and shrubs.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

C



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 mis-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.