

6 Alpha Place, Port Talbot, SA12 8DL

£150,000

.....SOUGHT AFTER AREA!!!...SEMI DETACHED PROPERTY IN BAGLAN!!!...MODERN KITCHEN/DINER!!!...LOFT ROOM CURRENTLY USED AS BEDROOM!!!...Pennaf Premier are pleased to offer for sale this semi detached property situated within a cul de sac in the heart of Baglan. The property comprises of an open plan kitchen /diner and lounge to the ground floor and bedrooms with the third bedroom giving access to the loft room, family bathroom to the first floor and an additional loft room. The property benefits from a large enclosed rear garden with outbuildings.

The property is close to primary schools, shops, local amenities and the M4 corridor, ideal to commute. Please call our office on 01639 760033 to arrange a viewing.

GROUND FLOOR

Entrance Hallway

Entrance via Upvc front door into hallway, Laminate flooring, wallpaper walls with coving to the ceiling, dado rail, radiator, central light, consumer unit housed in cupboard above the front door, cupboard housing gas meter, stairs to the first floor.

Lounge

15'1" x 11'2" (4.599 x 3.413)

Front facing Upvc double glazed bay window, laminate flooring, emulsion walls, radiator, integrated spot lighting and central LED lighting, ample power points.



Kitchen /Diner

19'6" x 9'4" (5.958 x 2.869)

Modern open plan kitchen diner comprising of wall and base units in high gloss with contrasting laminate work tops and upstands, integrated eye level double electric ovens, five burner gas hob, integrated one and half bowl sink and drainer with mixer tap, integrated washing machine, space for fridge freezer, breakfast bar with pan draws below, vinyl flooring, emulsion walls with coving to ceiling, integrated spot lighting, central light, rear facing Upvc double glazed window, Dining area - Rear facing Upvc patio doors giving access to the rear garden, laminate flooring, emulsion walls with coving to ceiling, central light, integrated spot lights.



FIRST FLOOR

Stairs and Landing

Carpet to the stairs and landing, emulsion walls, with coving to ceiling, side facing Upvc double glazed window, central light.



Bedroom One

11'11" x 11'4" (3.649 x 3.464)

Laminate flooring, emulsion walls with coving to ceiling, radiator, central light, front facing Upvc double glazed window.



Bedroom Two

9'3" x 8'10" (2.839 x 2.697)

Laminate flooring, part tongue and groove cladding with emulsion above and coving to ceiling, central light, rear facing uPVC double glazed window, combi boiler to the rear which is serviced yearly.



Third Bedroom/Dressing Room

8'9" x 8'5" (2.691 x 2.588)

Laminate flooring, part tongue and groove cladding with emulsion above, central light, built in storage cupboard, stairs to loft room - currently unable to use as bedroom.

Family Bathroom

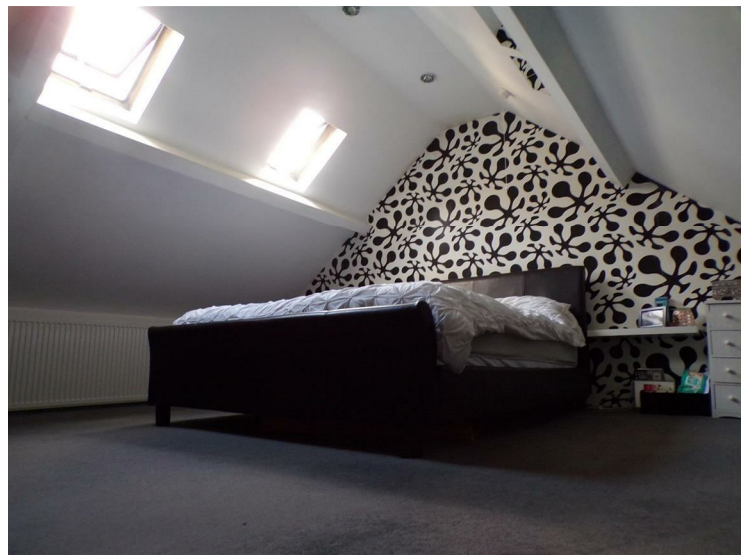
Three piece suite comprises of P shaped bath with electric shower over, low level W.C., wash hand basin with mixer tap, vinyl flooring, rear facing Upvc double glazed window.



Loft Room

16'9" x 14'3" (5.13 x 4.35)

Carpet to the floor, emulsion walls, radiator, integrated spot lighting, built in storage to the eaves, two roof windows.



OUTSIDE

Front Garden


Block paviour frontage with pathway to the front door and mature box hedging, side gate access to the rear garden.

Rear Garden

Large enclosed rear garden comprising of patio area, lawned area with raised decking area and hot tub - Free flo hot tub. The vendor has reliably informed us the pump needs replacing. Various outbuildings - Summer house used as a play room, storage shed with power, outside tap, outside electrics, side gate access.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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