

69 Dinas Baglan Road, Port Talbot, SA12 8DT £190,000

.....SUBSTANTIAL THREE BEDROOM SEMI DETACHED PROPERTY!! ORIGINAL AMERICAN OAK FLOORING!! BOX BAY WINDOWS!!...Pennaf Premier are pleased to offer for sale this three bedroom property. The property briefly comprises of having two reception rooms, conservatory, kitchen, shower room and wraparound porch to the ground floor and three bedrooms and family bathroom to the first floor. The property benefits from having a landscaped rear garden and garage to the front of the property.

VIEWING IS HIGHLY RECOMMENDED!!...Please call Pennaf Premier on 01639 760033 to arrange a viewing.

Entrance Hallway

Entrance via Upvc front door with obscure glass, into outer porch, tiled floor, side facing window with obscure glass and side facing door with original stain glass window into hallway, central light.

Hallway

Original American Oak flooring, wallpaper walls, central light, doors leading to other rooms, stairs to first floor, two built in storage cupboards, under stair storage cupboard housing consumer unit.

Shower Room

6'7" x 4'7" (2.029 x 1.421)

Three piece suite comprising of shower cubicle with gas powered shower, pedestal wash hand basin, W.C., fully tiled walls, radiator, side facing Upvc double glazed window with opaque glass, vinyl tiled flooring, central light.

Reception One

11'11" x 12'5" (3.645 x 3.806)

Large front facing box bay window with vertical blinds, continuation of American Oak flooring, emulsion walls with coving to ceiling, radiator, tiled feature fireplace and hearth, central light.

Reception Room Two

12'0" x 15'11" (3.659 x 4.865)

This room leads onto the conservatory, continuation of American Oak flooring, front facing window, emulsion walls with coving to ceiling, wall lights, skirting board heaters, feature fireplace with tiled surround, sliding doors to conservatory.

Conservatory

9'5" x 11'9" (2.881 x 3.595)

Laminate flooring, side and rear facing Upvc double glazed windows, side facing Upvc double glazed window with opaque glass, side facing Upvc door giving access to side terrace, radiator,

Kitchen

12'3" x 10'3" to the widest point (3.754 x 3.139 to the widest point)

Combination of wall and base units, gas hob with overhead extraction, integrated fridge, integrated double electric ovens, space for washing machine, inset stainless steel sink and drainer with mixer tap, tiled floor, combination of tiled and artex walls, radiator, central light, rear facing aluminium window, door leading to outer porch.

Wrap Around Porch

8'2" widest point x 13'3" (2.510 widest point x 4.039)

Front facing Upvc door with opaque glass, side facing Upvc window with opaque glass, rear facing Upvc window and side facing patio doors giving access to rear terrace, inset lights..

Stairs and Landing

Stairs to first floor, side facing original stain glass window, three wall lights, loft access - pull down ladder - fully boarded -large loft space, cupboard housing "Zanussi" combi boiler which is approximately two years old, doors to other rooms.

Master Bedroom

15'11" x 10'1" to wardrobes (4.857 x 3.096 to wardrobes) Carpet, emulsion walls with coving to ceiling, radiator, central light, front facing aluminium window, rear facing Upvc window, built in wardrobes.

Bedroom Two

12'8" x 11'11" (3.866 x 3.651)

Front facing box bay aluminium window, carpet, emulsion walls, with coving to ceiling, radiator, central light,

Bedroom Three

10'0" to built in wardrobe x 8'7" (3.071 to built in wardrobe x 2.623)

Rear facing Upvc window, carpet, emulsion walls with coving to ceiling, central light, built in floor to ceiling wardrobes.

Family Bathroom

7'5" x 8'6" (2.271 x 2.601)

Four piece suite comprising of panel bath with shower over, pedestal wash basin, W.C., bidet, vinyl flooring, tiled walls, radiator, side facing window with opaque glass.

External

Front Garden

Steps down to front door, paved patio, paved terrace area, mature shrubs.

Rear Garden

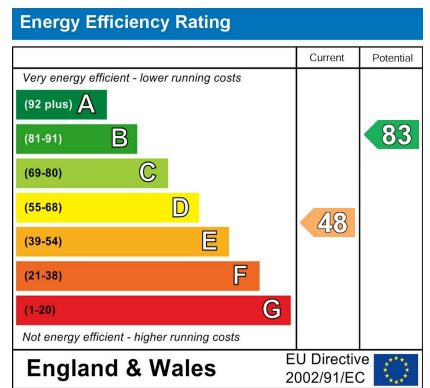
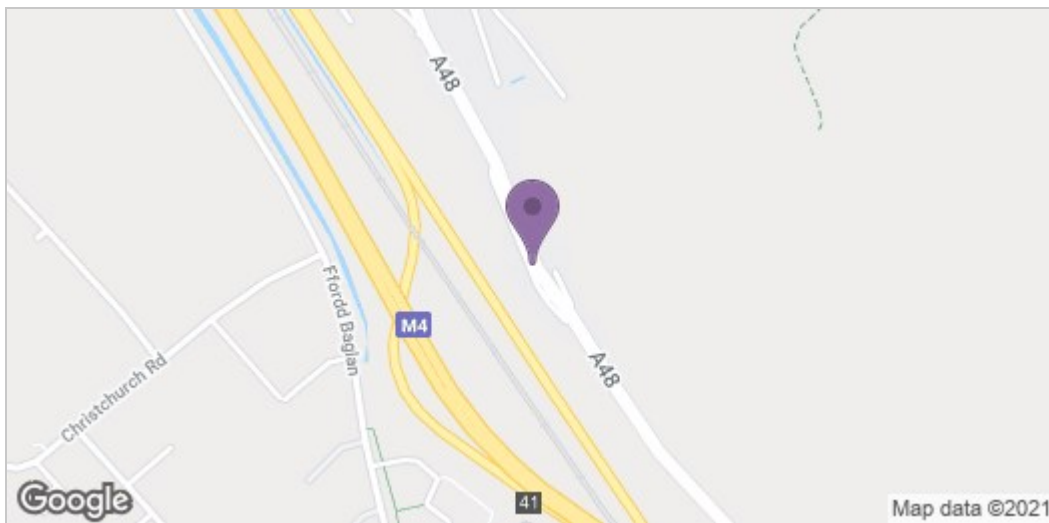
Landscaped rear garden comprising of lawn area and mature shrubs, upper decked terrace with balustrade, paved patio.

Garage

Garage to the front of the property, up and over door.

Basement

Basement area to the property currently used for storage.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.