



32 Fairwood Drive, Port Talbot, SA12 8NT Offers In The Region Of £220,000

Welcome to Fairwood Drive, Baglan, Port Talbot - a charming semi-detached house that could be your next dream home! This lovely property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there's plenty of space for everyone to have their own sanctuary, plus an additional attic room that could be transformed into a cozy hideaway or a functional home office.

Situated in a peaceful neighbourhood, this property offers a tranquil retreat from the hustle and bustle of everyday life. The front and rear gardens provide a lovely outdoor space where you can enjoy a morning cup of tea or host a summer barbecue with friends and family.

One of the standout features of this property is the ample parking space available - with parking for up to three vehicles, you'll never have to worry about finding a spot for your car again. The driveway and garage provide convenient storage options and make coming home a breeze.

Whether you're looking for a place to raise a family or simply want to settle down in a welcoming community, this semi-detached house in Baglan has everything you need. Don't miss out on the opportunity to make this house your own and create lasting memories in a place you can truly call home.

To book an appointment to view the property please call PENNAF PREMIER on 01639 760033

GROUND FLOOR



Entrance Hallway

Entrance via Upvc double glazed front door and panel. Plaster painted walls and ceiling with central light, radiator, solid oak wood flooring. Stairs leading to first floor.



Reception Room One

15'3" x 13'6" (4.654 x 4.120)

Upvc double glazed window to front. Plaster painted walls and ceiling with central light, radiator, solid oak wood flooring.



Reception Room Two

16'9" x 9'8" (5.123 x 2.968)

Upvc double glazed french doors and Upvc double glazed window to rear garden. Plaster painted walls and ceiling with two central light fittings, radiator, solid oak wood flooring. Under stair cupboard.



Kitchen

11'10" x 8'10" (3.622 x 2.706)

Upvc double glazed window to rear. Range of wall and base units with laminate work surface, integrated electric double oven, gas hob, electric extractor hood. Space and plumbing for washing machine. Ceramic floor tiles.



Utility Room

9'5" x 5'9" (2.892 x 1.778)

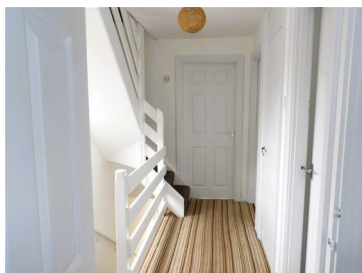
Upvc double glazed door to side. Plaster painted walls and ceiling with central light, radiator. Wall mounted combination boiler serving domestic hot water and central heating. Space for

tumble dryer and fridge\freezer. Ceramic floor tiles. Wooden door leading to front path.

FIRST FLOOR

Stairs and Landing

Upvc double glazed window to side. Plaster painted walls and ceiling with central light. Wooden handrail. Large storage cupboard, carpet to stairs and landing. Stairs to attic room.



Bedroom Three

9'2" x 6'8" (2.795 x 2.034)

Upvc double glazed window to front. Plaster painted walls and ceiling with central light, radiator, carpet.

Bedroom One

12'9" x 9'11" (3.899 x 3.036)

Upvc double glazed window to front. Plaster painted walls and ceiling with central light, radiator, carpet.



Bathroom

6'6" x 5'11" (2.001 x 1.808)

Upvc double glazed window to rear. P shaped bath with double rainwater shower with glass screen over bath. Low level W.C, vanity wash hand basin. Fully tiled walls, chrome towel radiator, ceramic floor tiles.

Bedroom Two

12'8" (into recess) x 10'0" (3.877 (into recess) x 3.056)

Upvc double glazed window to rear. Plaster painted walls and ceiling with central light, radiator, carpet.



Garage.
Single garage

Attic Room

15'6" x 11'1" (4.726 x 3.388)

Upvc double glazed window to side and wooden velux window to rear. Plaster painted walls and ceiling with part wallpaper wall and central light. carpet. Recess storage areas.



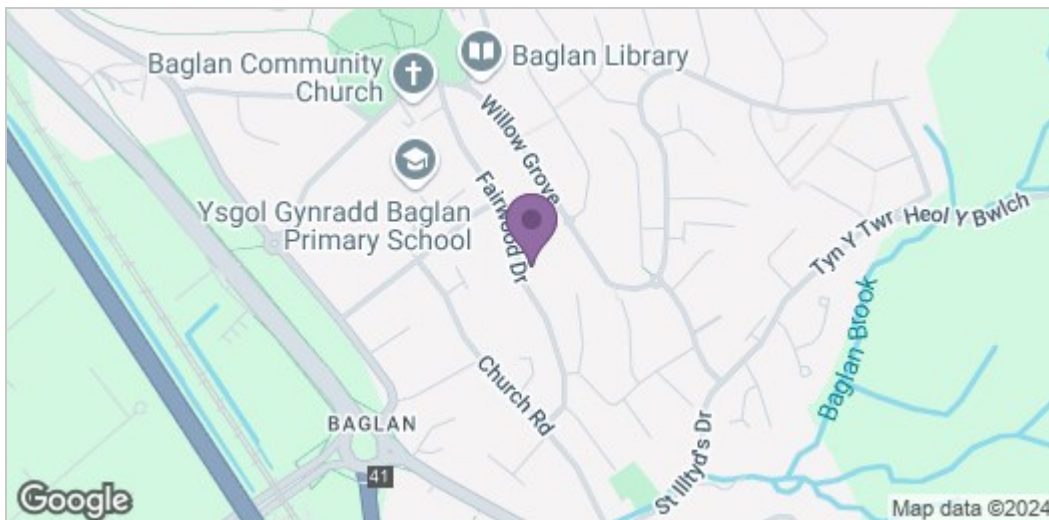
EXTERNAL


Front Garden

Large grassed area with bushes and shrubs and pathway leading to front door. Driveway for two cars leading to single garage.

Rear Garden

Tiered rear garden with pathway and steps leading to two sheds to top of the garden, enclosed with brick wall and fencing. Side access through wooden gate.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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