



## **95 Dinas Baglan Road, Port Talbot, SA12 8DU**

### **Offers Over £209,995**

No ongoing chain. Nestled on Dinas Baglan Road in the charming area of Baglan, Port Talbot, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. Upon entering, you are welcomed into a cosy reception room, currently used as a dining room, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the inviting kitchen diner, where culinary creations can be enjoyed in a warm and sociable atmosphere. This space is ideal for family meals or gatherings with friends, making it a true hub of the home.

The patio sitting area is a wonderful extension of the living space. The property also features a lovely garden sitting area, offering a tranquil outdoor space to unwind or enjoy al fresco dining during the warmer months.

For added convenience, there is a driveway that accommodates parking for one vehicle, ensuring ease of access and security for your car.

This semi-detached house on Dinas Baglan Road is not just a property; it is a place where memories can be made and cherished. With its practical layout and inviting features, it is a wonderful choice for those seeking a comfortable and welcoming home in a desirable location.

To book an appointment to view please call the Pennaf Premier sales team on 01639 760033.



## GROUND FLOOR

### Entrance Hall

Entrance through Composite front door into hallway. Plaster painted walls and ceiling, spot lighting, radiator, laminate flooring. Stairs leading to the first floor.

### Reception Room Front

12'11" (into bay window) x 10'10" (3.949 (into bay window) x 3.307)

Upvc double glazed bay window. Plaster painted walls and ceiling, spot lighting, curtain pole, radiator, laminate flooring.



## FIRST FLOOR

### Stairs and Landing

Wooden banister, carpet to stairs and landing. Upvc double glazed window to side. Plaster painted walls and ceiling, spot lighting. Attic hatch.



### Kitchen\Diner

19'7" x 12'9" (5.972 x 3.899)

Aluminum Bi Fold doors onto patio sitting area. Upvc double glazed window to rear with venetian blinds. Plaster painted walls and ceiling, spot lighting. Range of matching gloss wall and base units, quartz marble worksurface, Induction electric hob, electric oven, stainless steel extractor hood, integrated fridge freezer, space and plumbing for washing machine, stainless steel sink and mixer taps, tiled in between units. Radiator, laminate flooring. Storage cupboard housing combination boiler serving domestic hot water and central heating. Upvc double glazed back door leading to rear garden.



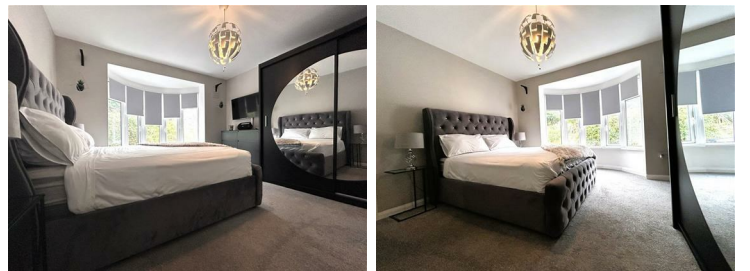
### Patio Sitting Area

Bi Fold doors leading from dining room onto patio area. Fully enclosed with decorative fencing, composite decking.

### Bedroom One Front

14'9" (into bay window) x 12'10" (4.505 (into bay window) x 3.914)

Upvc double glazed bay window, fitted roller blinds. Plaster painted walls and ceiling with central light, radiator, carpet.



### Bedroom Two Rear

12'6" x 11'10" (3.819 x 3.619)

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



## Rear Garden

Fully enclosed rear garden with decorative screen fence paneling and brick walls. Steps down from rear back door with tiered levels of Astro turf leading to a slabbed patio area at bottom of the garden. Covered sitting area under above patio area. Outside tap.

## Bedroom Three Front

8'6" x 6'5" (2.611 x 1.963)

Upvc double glazed window to front with roller blind. Plaster painted walls with one feature wallpaper wall, central light, radiator, carpet.



## Bathroom

8'4" x 7'6" (2.563 x 2.289)

Upvc double glazed window to rear. Fully tiled walls, plaster painted ceiling, spot lighting. Freestanding bath with chrome taps, shower cubicle with rain water shower, glass door, low level w.c, vanity wash hand basin, chrome ladder radiator, tiled floor.



## EXTERNAL

### Front Garden

Steps leading to front door. Tiered garden with slate chippings. Driveway. Gate leading to side garden.

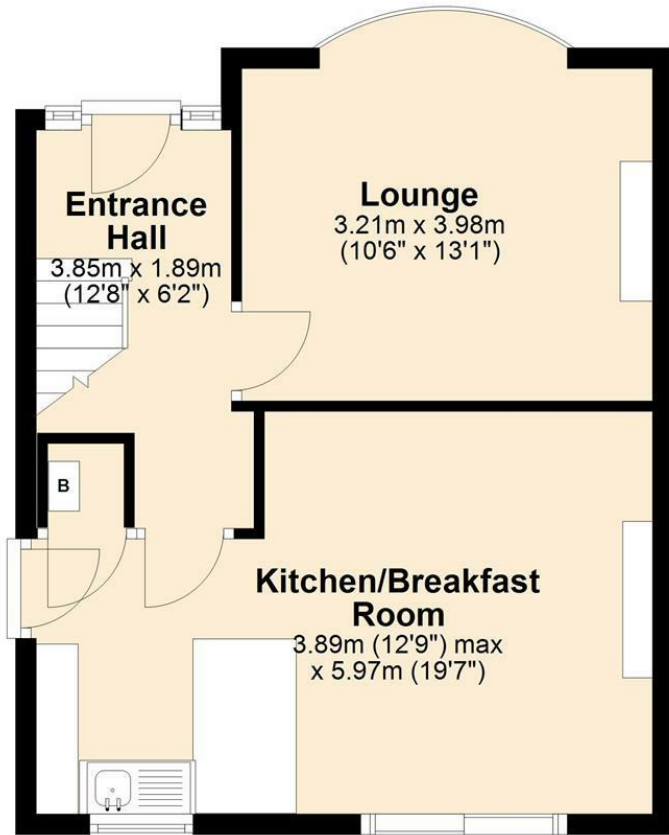
### Side Garden

Wooden gate leading onto enclosed side garden, slate chippings, gate leading to rear access and garden.



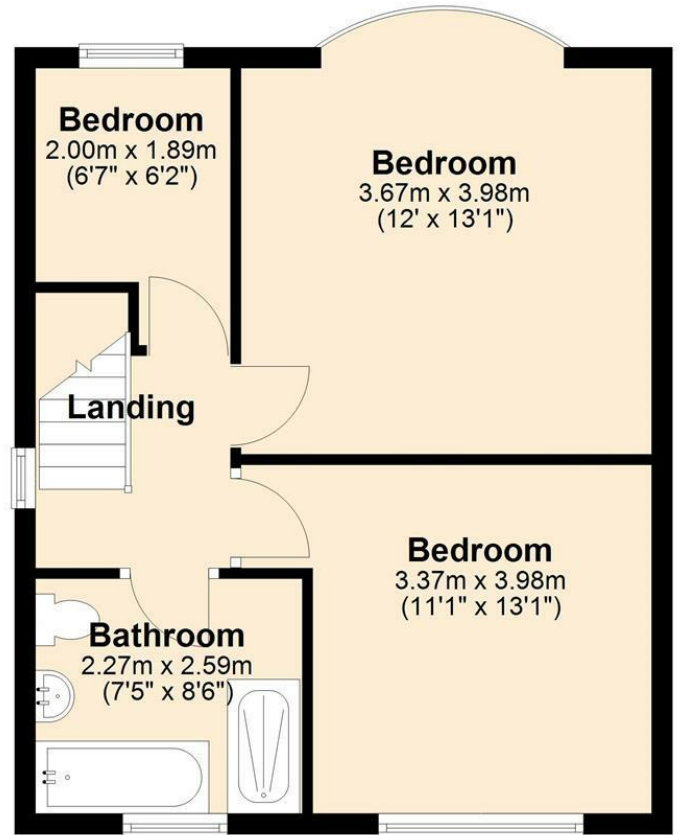
## Ground Floor

Approx. 41.4 sq. metres (445.2 sq. feet)

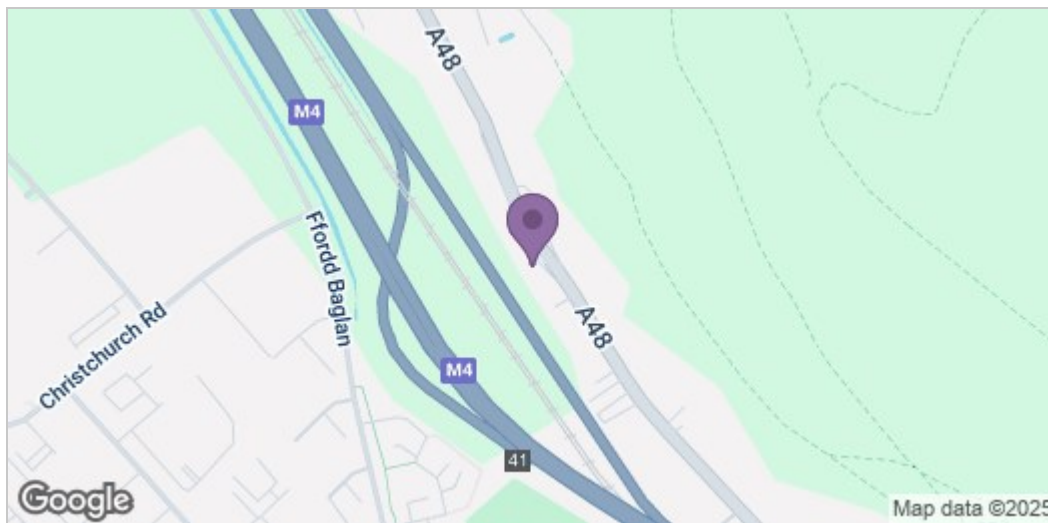


## First Floor

Approx. 43.1 sq. metres (463.6 sq. feet)



Total area: approx. 84.4 sq. metres (908.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
EU Directive 2002/91/EC		
England & Wales		

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