



Lodge Drive, Baglan, Port Talbot, Neath
Port Talbot. SA12 8UB

£265,000



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This traditional semi detached home benefits from good size accommodation which would be ideal for a family. The property is within walking distance of Baglan park, local schools and amenities. Internal viewing is highly recommended to appreciate.

£265,000 - Freehold

- Four bedroom semi detached
- Modernised throughout
- Two reception rooms
- Kitchen with separate utility
- Conservatory at the rear
- Good size enclosed garden
- Driveway and garage. EPC-D55



DESCRIPTION

We are pleased to offer for sale this very well presented semi detached home which is situated within the popular residential area of Baglan. Local shops and Baglan Park are close by and there are good road and bus links available to local schools, the M4 for commuter access and Aberavon seafront.

Accommodation briefly comprises to the ground floor, entrance hall, two reception room, kitchen, utility and conservatory. To the first floor there are three double bedrooms, one single bedroom which is currently utilised as an office and family bathroom.

Externally to the rear there is a good size enclosed garden which has access to the detached garage. To the front there is an easy maintainable garden and driveway at the side which offers ample parking.

ENTRANCE HALL

Via frosted glass PVCu double glazed door with coordinating side panel. Coving. Staircase leading to the first floor. Radiator with fitted cover. Laminate flooring.

RECEPTION 1 (15' 0" x 14' 8") or (4.58m x 4.48m)

Coving. PVCu double glazed bay window overlooking the front. Feature log burner with stone hearth. Television aerial point. Double radiator. Original wooden flooring.

KITCHEN (12' 0" x 11' 11") or (3.67m x 3.62m)

Spotlights. Coving. PVCu double glazed window overlooking the rear. Fitted kitchen having a range of wall and base units with complimentary work surfaces and matching upstands. Inset sink and drainer with mixer tap. Built-in electric oven with five gas burner hob, glass splashback and extractor. Integrated fridge and freezer. Understairs storage cupboard housing a combination boiler. Double radiator. Laminate flooring.

UTILITY AREA

PVCu double glazed window overlooking the rear garden. Frosted glass PVCu door leading out on to the rear garden. Plumbing for automatic washing machine. Space for tumble dryer. Laminate flooring.

RECEPTION 2 (10' 10" x 10' 1") or (3.31m x 3.08m)

Coving. Chimney breast with alcoves either side. Double radiator with fitted cover. Laminate flooring. Wooden glazed door with coordinating side panels through to:

CONSERVATORY (9' 0" x 8' 11") or (2.74m x 2.71m)

Apex roof. Velux window. Wooden framed double glazed windows overlooking the sides. Double glazed french doors leading out on to the rear garden. Dwarf walls. Double radiator. Laminate flooring.

FIRST FLOOR LANDING

Coving. PVCu double glazed window overlooking the side. Fitted carpet.

FAMILY BATHROOM (8' 6" x 5' 8") or (2.58m x 1.72m)

Access to loft. Two frosted glass double glazed windows overlooking the rear. Three piece suite comprising 'P' shaped bath with overhead shower and glass screen, low level w.c. and modern vanity unit. Tiling to splashback areas. Heated towel rail. Tiled effect vinyl flooring.



BEDROOM 1 (14' 7" x 12' 2") or (4.45m x 3.71m)

Coving. Ceiling fan. Double glazed bay window overlooking the front. Double radiator. Fitted carpet.

BEDROOM 2 (11' 11" x 10' 11") or (3.62m x 3.33m)

Coving. PVCu double glazed window overlooking the front. Overstairs storage cupboard. Double radiator. Fitted carpet.

BEDROOM 3 (11' 10" x 8' 10") or (3.61m x 2.68m)

Coving. Double glazed window overlooking the rear. Chimney breast with alcoves either side. Fitted carpet.

BEDROOM 4 (8' 8" x 5' 2") or (2.64m x 1.58m)

Coving. PVCu double glazed window overlooking the rear. Television aerial point. Double radiator. Fitted carpet.

OUTSIDE


Enclosed low maintenance garden to the front which is laid to artificial grass with mature planting and pathway leading to the front door. There is a driveway at the side which offers parking for up to four cars that leads to the detached garage that has a power supply and lighting.

To the rear there is an enclosed garden which is partly laid to patio and lawn with a central pathway, outside w.c. and greenhouse.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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