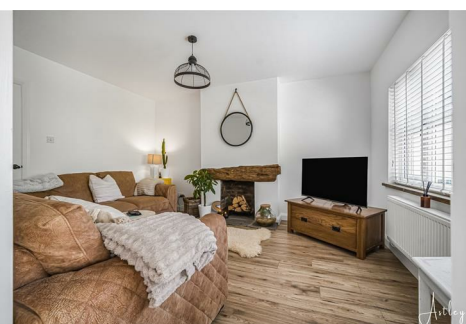




5 Laburnum Avenue, Baglan, Port Talbot, SA12 8PB

Offers In Excess Of £225,000

An excellent opportunity to purchase this well-proportioned three-bedroom semi-detached property, offering versatile accommodation arranged over two floors and benefiting from off-road parking and an enclosed rear garden. The ground floor comprises a welcoming lounge, a spacious kitchen/diner providing an ideal area for family meals and entertaining, together with a useful drying room. To the first floor are three well-proportioned bedrooms and a modern main family bathroom. Externally, the property offers off-road parking to the front for two vehicles. To the rear is a fully enclosed garden featuring a paved patio area and a laid-to-lawn garden, creating a pleasant outdoor space for relaxing and entertaining during the warmer months. A particular feature is the useful external outbuilding, which benefits from electricity and is currently used as a home gym. The space offers excellent versatility and could be utilised as a gym, home office, workshop, hobby room or additional storage, subject to the purchaser's requirements. Overall, this is a versatile family home offering well-balanced accommodation, useful external space and excellent potential for a range of buyers.

Main Dwelling



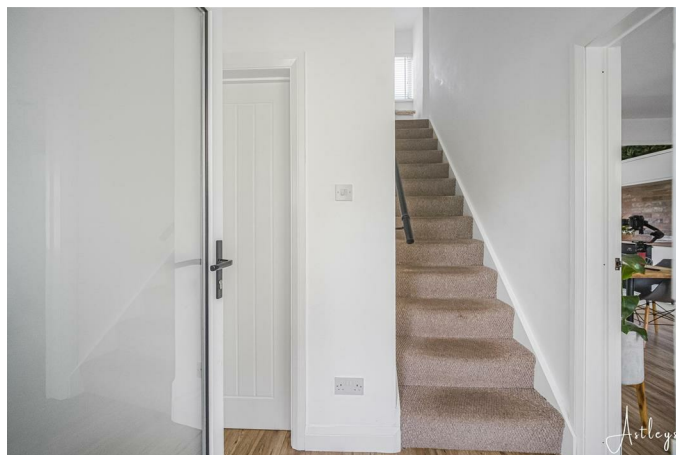
Enter through composite door into:

Porch 5'1" x 1'8" (1.55 x 0.51)



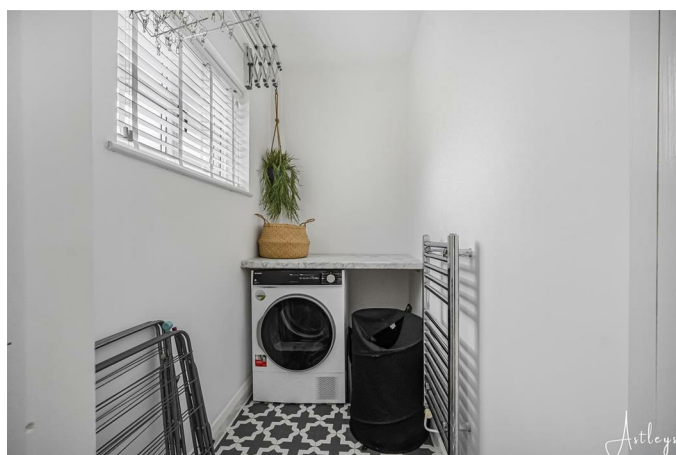
With cushioned flooring, window to both side and door into:

Hallway 4'1" x 7'7" (1.26 x 2.33)



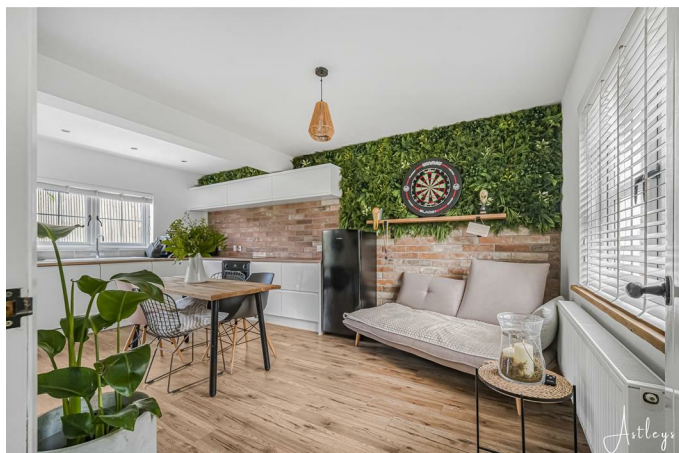
With stairs to first floor and laminate flooring.

Storage/Drying room



Ideal storage space with window to front, heated towel rail, tiled flooring and space for tumble dryer.

Kitchen/Diner 18'0" x 10'9" widening to 14'2" (5.51 x 3.30 widening to 4.33)



Fitted with base and wall units in white high gloss with coordinating work surfaces to include integrated fridge, dishwasher and washing machine, electric hob and oven with extractor over, tiled brick feature wall, laminate flooring, cream matt sink and drainer with mixer taps, window to front and rear with stable door to rear garden.

Kitchen/Diner



Kitchen/Diner



Lounge 11'2" x 13'10" (3.41 x 4.23)

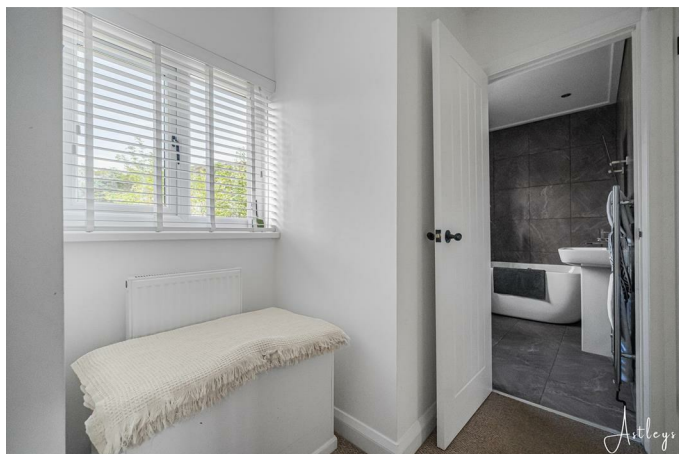


Cosy lounge with slate hearth and wood effect beam, laminate flooring, window to rear and radiator.

Lounge



Landing



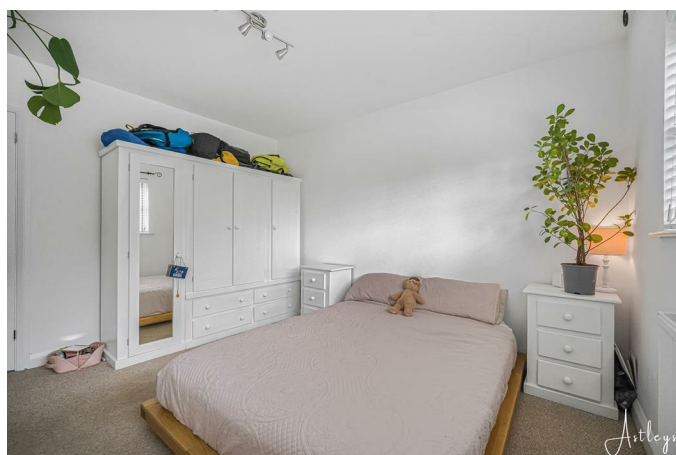
With storage cupboard and window to rear.

Bedroom one 10'10" x 12'2" (3.31 x 3.72)



Double bedroom with window to front and radiator.

Bedroom one



Bedroom two 11'5" x 8'11" (3.49 x 2.74)

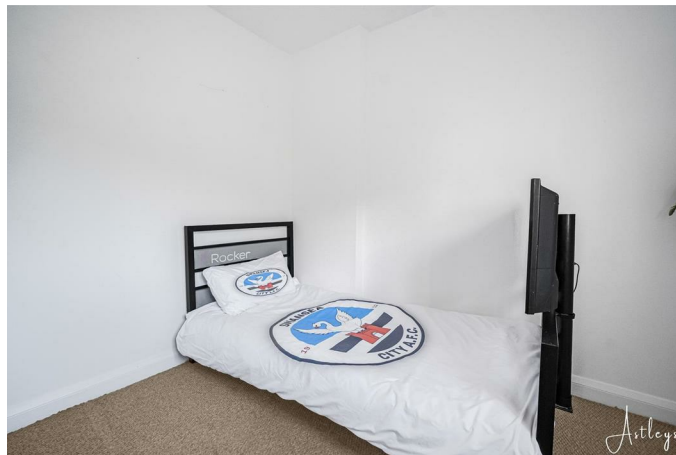


Double bedroom with storage cupboard, window to front and radiator.

Bedroom two

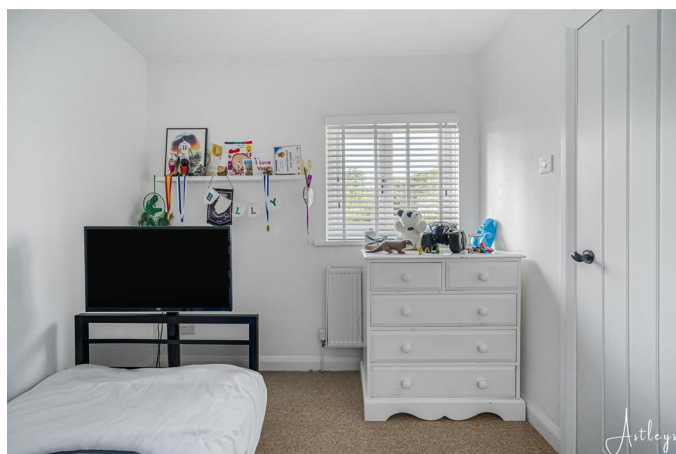


Bedroom three 8'5" x 8'9" (2.58 x 2.68)



With window to rear and radiator.

Bedroom three

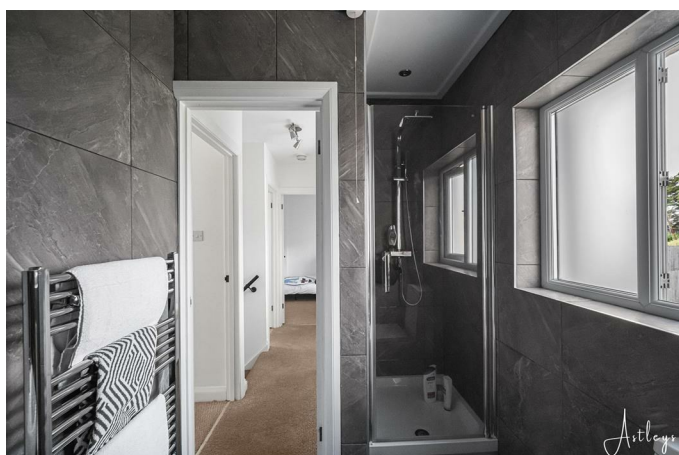


Bathroom 7'9" x 5'4" (2.38 x 1.65)



Fitted with four piece suite to include walk in shower, low level wc, tub style bath, pedestal wash hand basin, heated towel rail, tiled flooring, fully tiled walls and window to rear.

Bathroom



Outside



To the rear, the property boasts a beautifully enclosed garden, thoughtfully arranged with a paved patio area providing an ideal setting for outdoor entertaining, together with a well-maintained lawn.

Outside



Outside

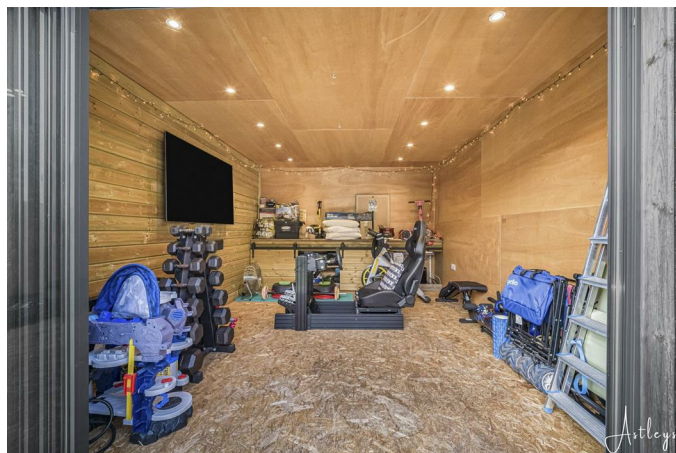


Outside 11'1" x 14'3" (3.39 x 4.35)



Positioned towards the top of the garden is a useful detached outbuilding, currently utilised as a private home gym and benefiting from a dedicated electricity supply, offering excellent versatility for a range of uses.

Outside



Drone Image



Agents Notes

Local Authority
Neath Port Talbot
Council Tax Band: B
Annual Price: £1,977
Conservation Area: No
Flood Risk
River : Very low
Seas : Very low

Agents Notes

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
9 Mbps
Superfast
35 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

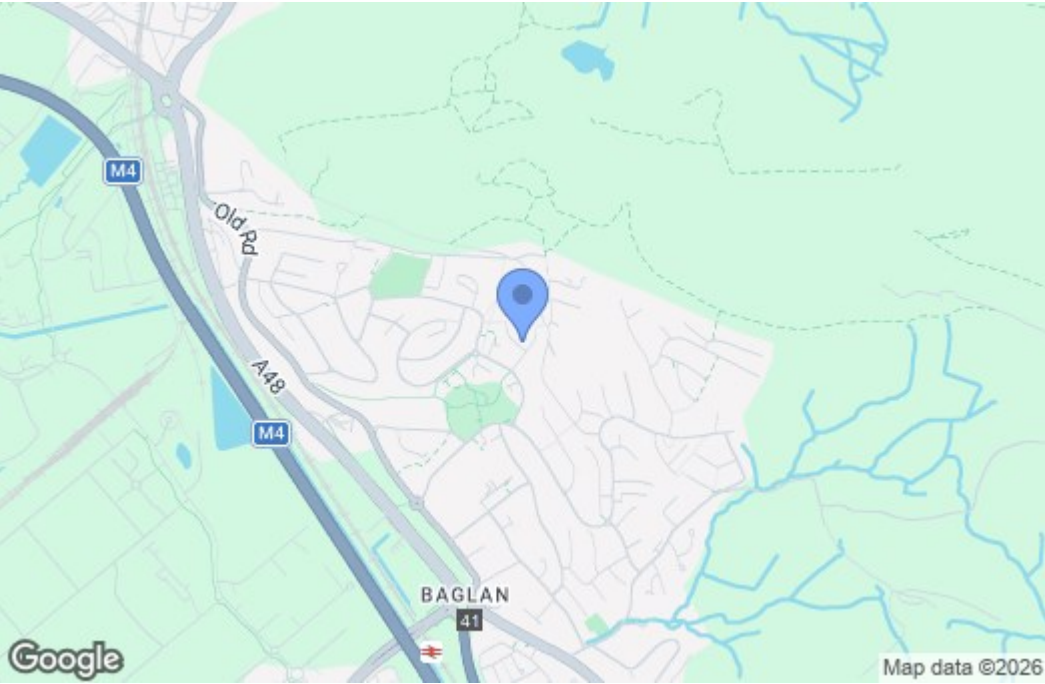
BT
Sky
Virgin

Floor Plan

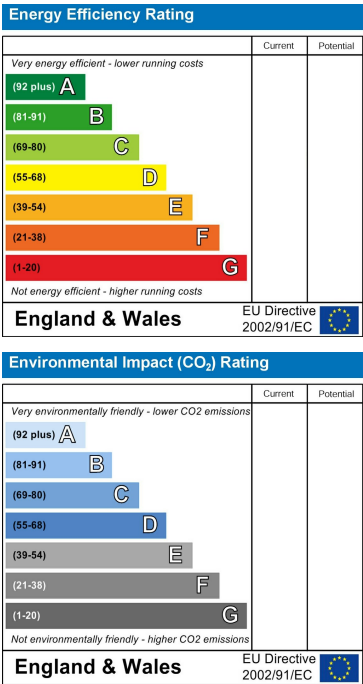


Total area: approx. 74.6 sq. metres (802.6 sq. feet)

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.