



## 2 Old Road, Baglan, Port Talbot, SA12 8TR

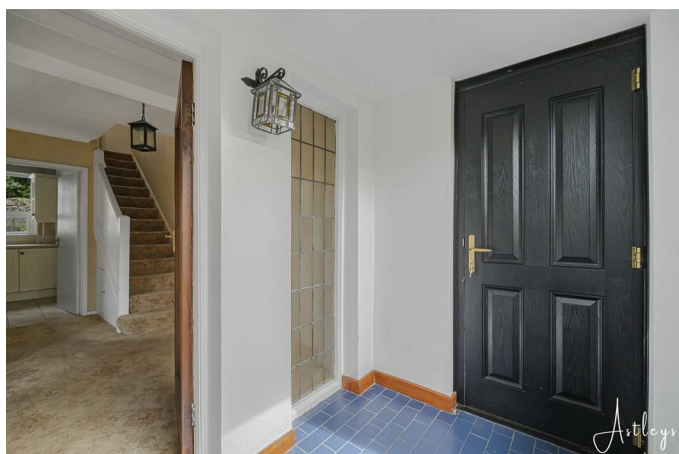
**Offers In The Region Of £385,000**

An amazing and spacious family home set within a highly sought-after location, offering versatile and generously proportioned accommodation throughout. The property boasts five to six bedrooms, with the principal bedroom benefiting from an en-suite, while several of the bedrooms also feature fitted wardrobes, providing excellent storage. There are two to three reception rooms, offering plenty of flexibility for family living, entertaining or working from home, alongside a modern fitted kitchen complete with a range cooker. The property also benefits from a spacious workshop/utility room, providing excellent additional space for a variety of uses. Externally, there is a substantial double garage with remote roller shutter doors, along with lovely established gardens extending to both sides of the property. The rear garden features a UPVC summer house, mature planting, established bushes and a fruit tree, creating a pleasant and private outdoor setting. There is also rear alley access, adding further convenience. A fantastic and versatile family home offering generous living accommodation, excellent storage and impressive outdoor space, all within a desirable location.

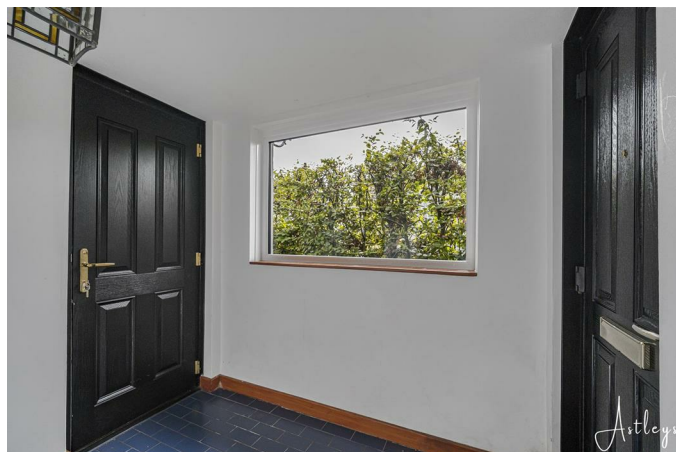
## Main dwelling



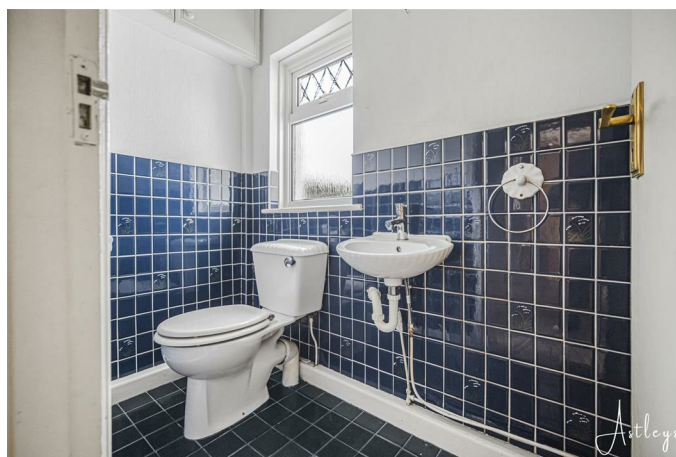
## Entrance porch 7 x 5 (2.13m x 1.52m )



Door opening to the main dwelling, with access to the rear, a side window and tiled flooring. Glass feature door leading into the main hallway.



## Cloakroom



Part tiled to walls, low level WC, wash hand basin, window to front.

## Hallway



Spacious lounge with stairs to first floor and radiator.

**Lounge 16 4 x 11 (4.88m 1.22m x 3.35m)**



Main lounge offering dual-aspect windows, a floating feature fireplace surround and French-style doors leading into the sunroom.



## Sun room

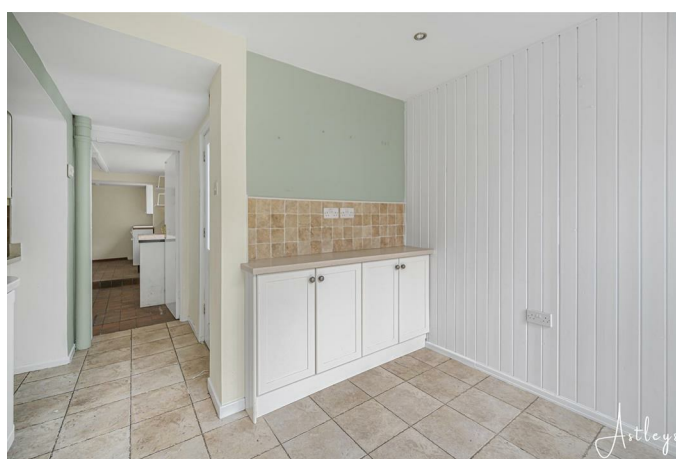


With patio doors leading straight to the side garden, exposed floorboards and window to side.

**Kitchen 18'8 x 8'3 widening to 9'6 (5.69m x 2.51m widening to 2.90m)**



Modern fitted kitchen finished in a country cream colour, comprising a range of wall and base units, range cooker, sink and drainer, with a useful pantry area. The kitchen is open plan to the dining room and provides access to the workshop, rear garden and garage. The dining room benefits from sliding doors leading directly out to the rear garden.



**Dining area 8'7 x 8'0 (2.62m x 2.44m)**



Sliding patio doors to the rear, tiled flooring.

**Second sitting room 15 x 10 (4.57m x 3.05m )**



With window to front, radiator and door leading to bedroom.

**Bedroom 6 14' 7 x 8'8 (4.27m 2.13m x 2.64m)**



Window to front, door to En-suite and radiator.



**En-suite 7'9 x 4'3 (2.36m x 1.30m)**



Shower room with wash hand basin.

**First floor landing**

With window to rear.

### Bedroom 1 19'7 x 13 (5.97m x 3.96m)



Beautifully light and spacious bedroom, offering a bright and welcoming environment with a large window providing an abundance of natural light throughout the room. The bedroom benefits from a modern en-suite shower room, along with the added convenience of a separate WC. A versatile and comfortable space, ideal for use as a principal bedroom or guest suite.



### En-suite



Shower cubicle, pedestal wash hand basin, wall mounted heated radiator and separate WC.

### Bedroom 2 14' x 11 (4.27m x 3.35m )



With window to front and rear and radiator.

### Bedroom 3 10'8 x 10 (3.25m x 3.05m)



Double room with window to front and radiator.

#### Bedroom 4 10'9 x 10 (3.28m x 3.05m)



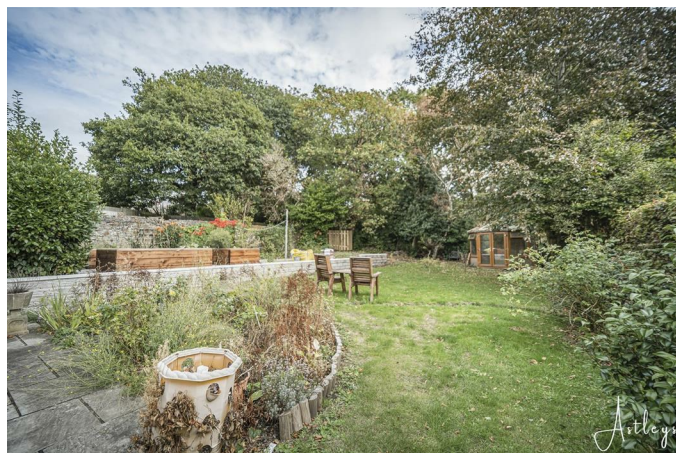
With window to front and radiator.

#### Bedroom 5 11'6 x 7 (3.51m x 2.13m)



With window to front and radiator.

#### Gardens



Generously sized and beautifully established gardens extending around the property, offering a variety of outdoor spaces to enjoy. To the bottom of the garden is a lovely summer house, providing an ideal retreat or additional entertaining space. The gardens extend to both sides, with one area featuring a mature apple tree and a selection of established bushes, adding to the overall character and privacy of the outdoor space. There are patio areas providing excellent space for outdoor dining and entertaining, along with convenient access to the rear of the property and the double garage. A fantastic garden with plenty of potential for families, keen gardeners or those who simply enjoy having a spacious outdoor area.

#### Drone view



**Drone view**



**Sumer house view**



**Side garden**



**Garden**



**Garden**



**Garden**



**Patio**



**Sunroom view**



**Workshop/utility room 18'3 x 8'0 (5.56m x 2.44m)**



**Garden**



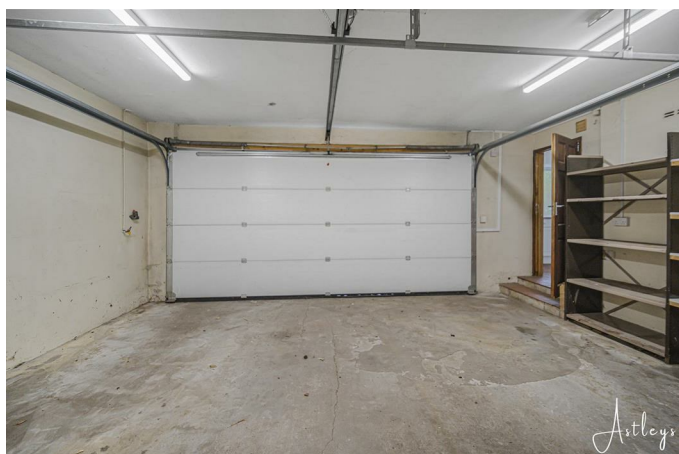
Perfect for anyone working from home, this versatile space offers excellent room for a home office or workspace, with a rear-facing window providing natural light and an access door leading into the double garage.

### Double garage 19'1 x 15'6 (5.82m x 4.72m)



Fitted with remote control roller door shutters.

### Double garage



### Agents notes

Neath Port Talbot  
Council Tax Band: E  
Annual Price:  
£3,106

### Agents notes

Conservation Area :  
No  
Flood Risk:  
River : Very low  
Seas : Very low  
Floor Area:  
0 ft 2 / 0 m 2

Plot size:

0.22 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

16 Mbps

Superfast

56 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

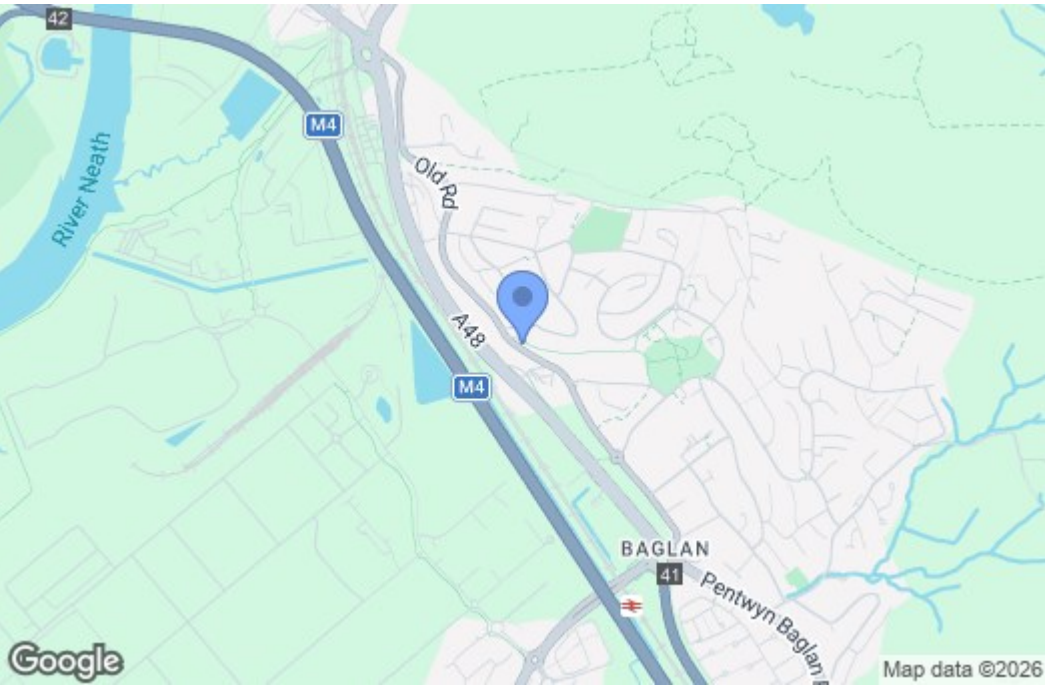
Sky

Virgin

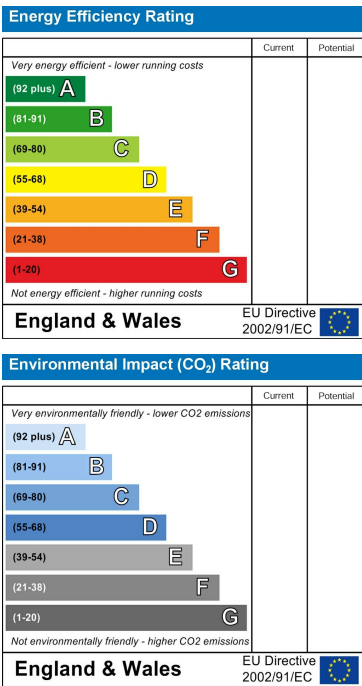
Floor Plan



Area Map



Energy Efficiency Graph



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