



93 Dinas Baglan Road, Port Talbot, SA12 8DU

Offers Over £200,000

Welcome to this charming semi-detached house located on Dinas Baglan Road in the delightful area of Baglan, Port Talbot. Step inside and discover a well-maintained property which boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, generous size bathroom, there is plenty of space for the whole family to enjoy.

One of the highlights of this lovely home is the impressive rear garden which has two garden rooms, side garden with a canopy roof and separate level patio sitting area. Imagine enjoying a cup of tea in the morning or hosting a barbecue with friends in this delightful outdoor space.

Don't miss the opportunity to make this house your home and create lasting memories in this wonderful property. Contact us today to arrange a viewing and take the first step towards owning this beautiful semi-detached house in Baglan.

NO FORWARDING CHAIN.

To arrange a viewing please call PENNAF PREMIER on 01639 760033.

GROUND FLOOR

Reception Room One

19'7" x 13'10" (into baywindow) (5.978 x 4.217 (into baywindow))

Entrance through Upvc double glazed front door welcomes you into a open plan reception room. Upvc double glazed bay window to front. Plaster painted walls and ceiling with central light and spot lights, radiator, laminate flooring. Stairs leading to first floor.



Reception Room Two

13'5" x 11'9" (4.101 x 3.595)

Plaster painted walls and ceiling with central light and wall lights, radiator, laminate flooring. aluminium bifold doors leading onto enclosed patio sitting area.



Kitchen

9'6" x 4'3" (2.896 x 1.308)

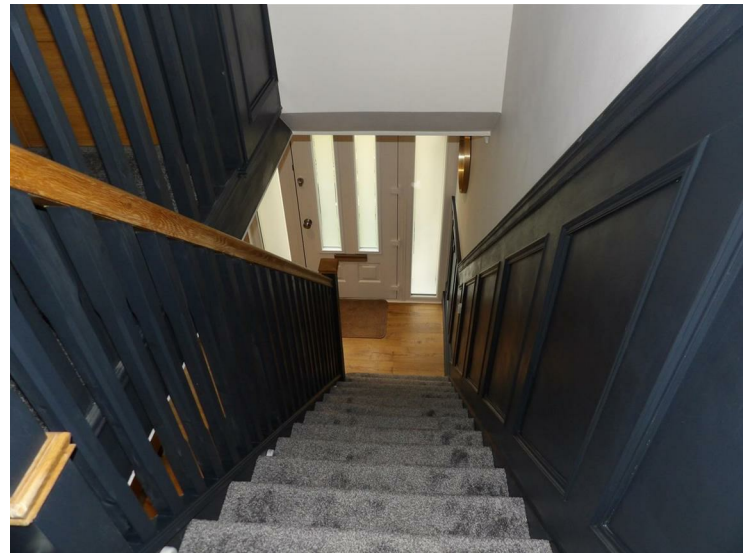
Upvc double glazed window to rear with Upvc double glazed door to side garden area. Plaster painted walls and ceiling with central light. Range of wall and base units with laminate work surface, tiled in between units. Space for washing machine and fridge freezer. Sink, drainer and taps. Electric oven, gas hob, extractor fan. Ceramic floor tiles.



FIRST FLOOR

Stairs And Landing

Stairs leading to first floor. Wooden banister with feature wood panelling. Plaster painted walls and ceiling with central light. Carpet to stairs and landing. Access to loft with drop down ladder and half boarded.



Bedroom One

14'9" (into baywindow) x 12'9" (4.496 (into baywindow) x 3.896)

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



Bedroom Two

12'4" x 11'7" (3.766 x 3.537)

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



Bedroom Three

8'7" x 6'5" (2.622 x 1.969)

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



Bathroom

7'5" x 7'4" (2.271 x 2.253)

Upvc double glazed window to rear. P shaped bath and screen with double rainwater shower over. Vanity wash hand basin and low level w.c. Fully tiled ceramic walls and respatex over bath area. Cupboard housing combination boiler serving domesticated hot water and central heating. Plaster painted ceiling with spot lighting. Chrome ladder radiator. Ceramic tile floor.



EXTERNAL



Front Garden

Parking for one vehicle on driveway. Steps down to front garden, grassed area, pathway leading to front door and side garden.

Side Garden

Side garden with enclosed canopy roof. Ideal outdoor space providing shade and shelter from all weather conditions. Gate access from the side garden to the front ,rear and patio area.

Patio Garden

Bifold doors open out onto a fully enclosed patio area with low maintenance astro turf and gate access to side garden.

Rear Garden

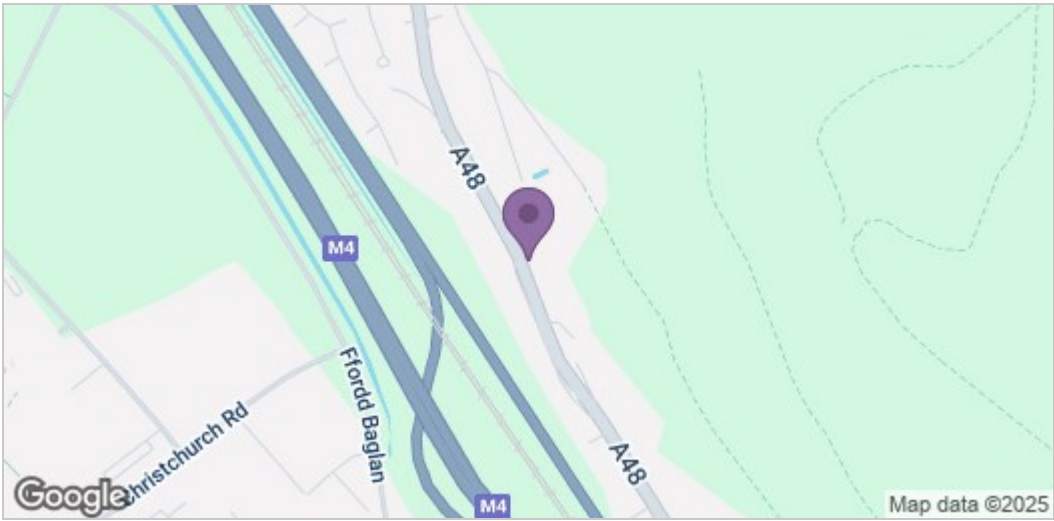
Steps leading to enclosed an impressive rear garden with maintenance free composite decking and aluminium framework. Astro turf. Landscaping feature walls enclose the garden with glass panelling.



Garden Rooms

Two garden rooms onto the enclosed rear garden. Aluminium bifold doors giving access to the larger garden room and aluminium double glazed door with integrated blinds giving access to the other garden room.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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