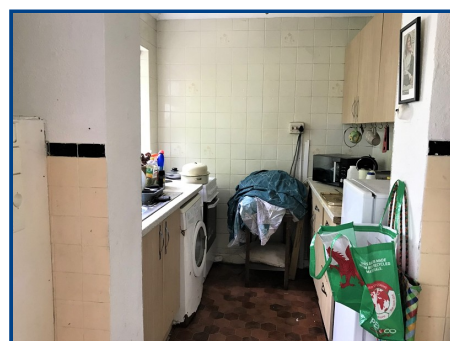


**Church Crescent  
Baglan  
Port Talbot  
Neath Port Talbot.**

Price **£160,000**



- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN & BATHROOM
- GARDENS & GARAGE
- REQUIRES RENOVATION



**General Description**

In need of updating and renovation is this three bedroom semi detached property situated in this very popular area of Baglan with local amenities, close to the Port Talbot Town Centre and with easy access to the M4 Motorway. Council Tax band C.

**EPC Rating: D60**

# Church Crescent, Baglan, Port Talbot, Neath Port Talbot.

## Property Description

We are pleased to offer for sale this three bedroom semi detached property which does require updating and renovation but is situated in a lovely area of Baglan with the accommodation comprising of the above mentioned bedrooms, entrance hall, two reception rooms, kitchen and bathroom/W.C. to the first floor. The property benefits from having gas central heating, gardens to the front and rear together with garage and driveway for off road parking. Council Tax band C.

## Porch

Vinyl floor and stained glass door into:

## Hall

Stairs to the first floor, understairs storage cupboard and picture rail. Textured ceiling and radiator.

## Lounge (14' 03" Max x 12' 03" Max) or (4.34m Max x 3.73m Max)

Two recess alcoves, coved ceiling, radiator and double glazed bay window to the front.

## Dining Room (15' 09" Max x 11' 03" Max) or (4.80m Max x 3.43m Max)

Tiled feature fireplace incorporating electric fire, two recess alcoves including storage cupboard and coved ceiling. Radiator and double glazed window to the rear.

## Kitchen (14' 04" Max x 7' 04" Max) or (4.37m Max x 2.24m Max)

Fitted with a range of base, drawer and wall units with worktops and stainless steel sink. Space for cooker and fridge and plumbing for washing machine. Coved ceiling, wall mounted central heating boiler, part tiled walls and vinyl flooring. Radiator and obscure door to the rear.

## FIRST FLOOR ACCOMMODATION

### Landing

Picture rail, wall light, textured ceiling and double glazed obscure window to the side.

### Bedroom 1 (14' 06" Max x 11' 03" Max) or (4.42m Max x 3.43m Max)

Coved ceiling, radiator and double glazed bay window to the front.

### Bedroom 2 (12' 03" Max x 11' 06" Max) or (3.73m Max x 3.51m Max)

Coved ceiling, storage cupboards, radiator and double glazed window to the rear.

### Bedroom 3 (7' 08" Max x 6' 01" Max) or (2.34m Max x 1.85m Max)

Coved ceiling, radiator and double glazed window to the front.

### Bathroom

Comprising double shower enclosure with overhead shower, wash hand basin and low level W.C. Part tiled walls, radiator and double glazed obscure window to the rear.

### EXTERNALLY

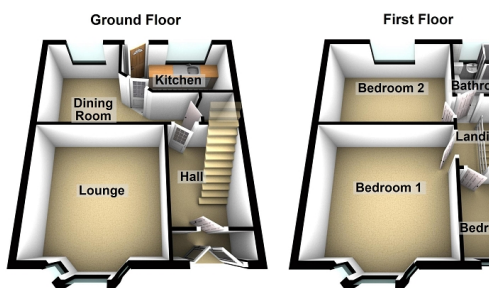
Good size enclosed front garden laid mainly to lawn and planted with trees and shrubs with gated access to driveway leading to GARAGE pedestrian access to side leading to enclosed rear garden maid mainly to lawn, Glasshouse and storage shed.

### Tenure

Not Specified

### Council Tax

C



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).