

The Dell,

£170,000

- No ongoing chain!
- Garage & off road parking
- Three good sized bedrooms
- Close to the M4
- EPC Rating: E
- Tax band C



3 1 2

peter alan

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About the property

Offered for sale with no ongoing chain, this spacious three-bedroom semi-detached home is situated in the popular residential area of Baglan and presents an excellent opportunity for families, first-time buyers, or investors alike. Perfect for commuters with easy access onto the M4 corridor or by public transport with nearby frequently running buses and a main line train station within Port Talbot town centre.
The property is approached via a large, low-maintenance front garden leading to the entrance porch. Upon entering, the porch opens into a welcoming hallway, providing access to the kitchen, a convenient downstairs WC, an additional reception room, and the generous lounge/dining room. The property further leads to a spacious kitchen/diner offers an ideal space for family living and entertaining, featuring sliding glass doors and stairs leading to the first floor.
Upstairs, the property boasts three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. A family bathroom completes the first-floor accommodation.

Externally, the rear garden has been designed for low-maintenance living and further benefits from a garage and off-road parking.

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Entrance Porch

Kitchen

9' 5" x 8' 7" (2.87m x 2.62m)

Living Room

30' 5" x 10' 4" (9.27m x 3.15m)

Reception Room Two

10' 2" x 8' 8" (3.10m x 2.64m)

Downstairs Bathroom

Bedroom One

12' 6" x 9' 10" (3.81m x 3.00m)

Bedroom Two

12' 6" x 9' 1" (3.81m x 2.77m)

Bedroom Three

13' 1" x 7' 4" (3.99m x 2.24m)

Family Bathroom

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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