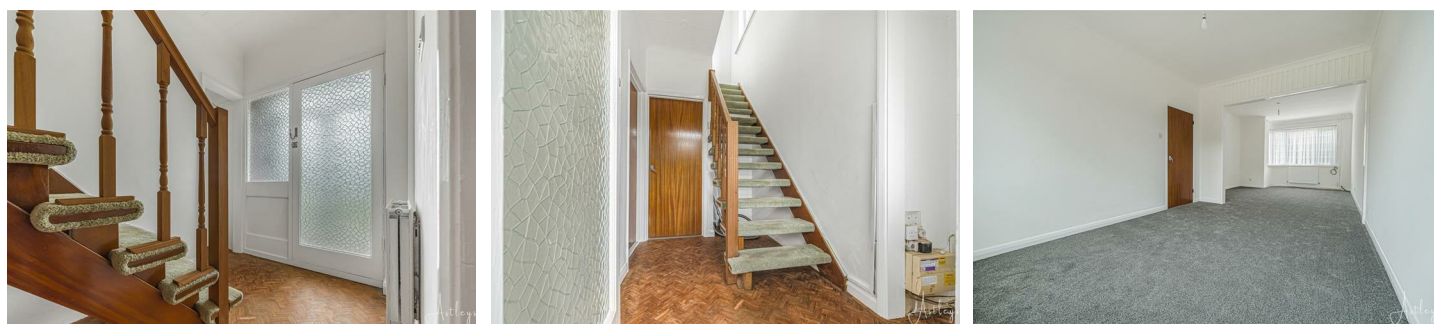




15 Glan Hafren, Baglan, Port Talbot, SA12 8TW

Offers In The Region Of £260,000

A well presented and vacant, filled with natural light, this welcoming home offers a wonderful balance of comfort and practicality. The spacious open plan lounge and dining room creates an inviting setting for everyday living as well as entertaining, while large windows enhance the bright and airy feel throughout. Outside, the attractive front and rear gardens provide lovely spaces to relax, complemented by a garage and private driveway parking. The generous principal bedroom offers a calm and comfortable retreat at the end of the day.

The accommodation begins with an entrance porch leading into a welcoming hallway. The impressive open plan lounge and dining room forms the heart of the home, flowing through to a well planned kitchen with views over the rear garden. Upstairs, there are three bedrooms, including the spacious main bedroom, together with a family bathroom. An outside W.C. adds further practicality, while the enclosed rear garden offers a pleasant mix of lawn and seating areas, making it ideal for both quiet enjoyment and spending time with family and friends.

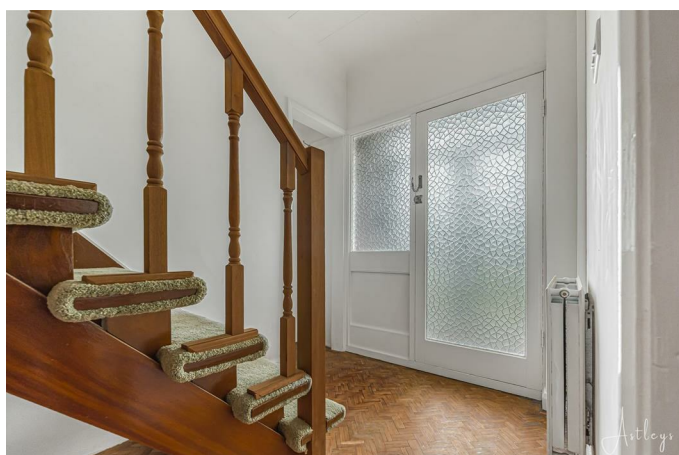
The property is near a good selection of local shops, cafés and supermarkets within easy reach. Families will appreciate the choice of nearby schools, while green spaces and local parks provide opportunities for walking

Main dwelling



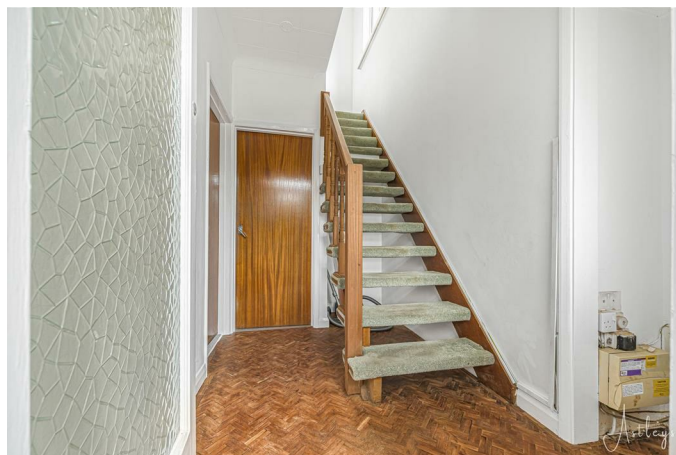
Door into:

Porch 5'7 x 8'5 (1.70m x 2.57m)



Door into hallway

Hallway 5'7 x 8'5 (1.70m x 2.57m)



Wooden flooring, radiator and useful coat cupboard.

Lounge/diner 27'3 x 11'6 (9'9 dining area) (8.31m x 3.51m (2.97m dining area))



Dual aspect windows to the front and rear, two radiators.



Kitchen 7'3 x 12'8 (2.21m x 3.86m)



Fitted with a range of wooden base and wall units complemented by coordinating worktops, stainless steel sink with mixer tap, space for a washing machine, white tiled walls, cushioned flooring, window to the rear and door providing side access.



Landing



Window to the side, storage cupboard housing the boiler and radiator.

Bedroom 1 9'0" x 13'3" (2.76 x 4.06)



Window to the front, radiator and built-in wardrobe.



Bedroom 3 7'8" x 6'3" (2.34 x 1.93)



Bedroom 2 9'10" x 12'2" (3.00 x 3.72)



Window to the front and radiator

Bathroom 7' x 5'8 (2.13m x 1.73m)



Walk-in shower, pedestal sink and low-level WC, with tiled flooring and tiled walls. Radiator, ceiling spotlights and window to the rear.

Garden



Front garden with lawn and a range of shrubs, and an enclosed rear garden with patio area and lawn. The property also benefits from an outside WC and a storage shed.



Drone



Sky
Virgin

Agents notes

Neath Port Talbot Council Tax Band: D

Annual Price:

£2,541

Agents notes

Conservation Area :

No

Flood Risk:

River : Low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.11 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

15 Mbps

Superfast

80 Mbps

Ultrafast

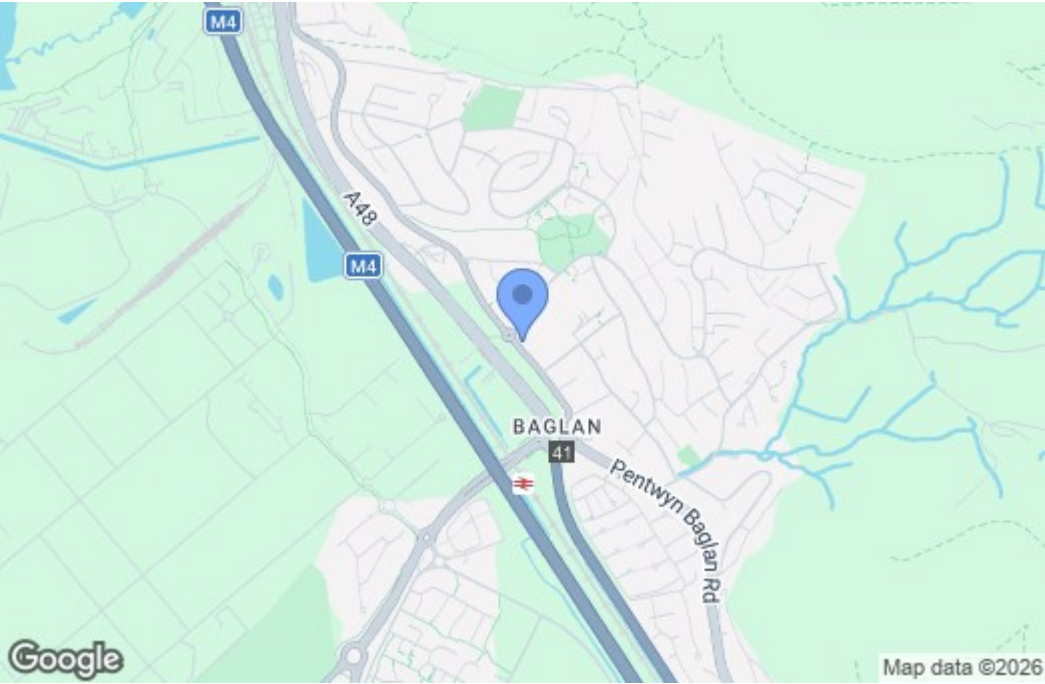
10000 Mbps

Satellite / Fibre TV Availability:

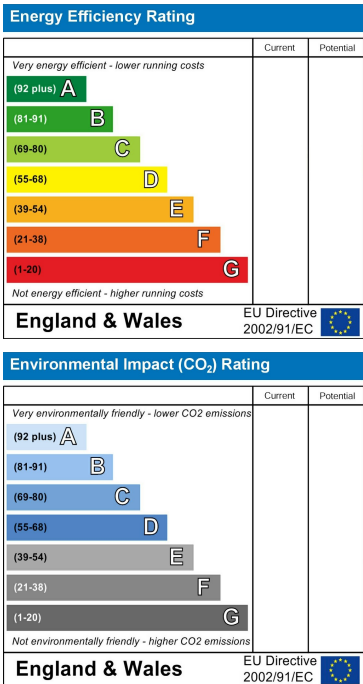
BT

Floor Plan

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.