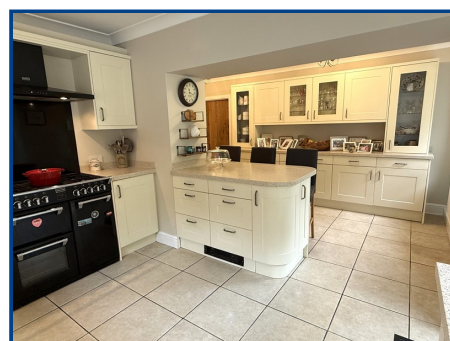


**Church Lane
Baglan
Port Talbot
Neath Port Talbot.**

Price £575,000



- DETACHED COTTAGE
- VERY WELL PRESENTED AND SPACIOUS
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- SET IN APPROXIMATELY 1/3 OF AN ACRE
- MATURE GARDENS
- PARKING FOR FOUR CARS
- VIEWING A MUST



General Description

Set in a peaceful enclave of just five properties, this spacious and charming four bedroom detached cottage offers a rare blend of character, space and tranquility. A home that must be viewed to be fully appreciated.

Despite its secluded feel the property is ideally located in Baglan, just minutes away from local amenities and with excellent access to the M4 corridor. An ideal location commuting to Swansea and Cardiff.

EPC Rating: D61

Church Lane, Baglan, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale a beautifully presented detached cottage comprising of entrance hallway, lounge, kitchen/breakfast room, dining room and bathroom to the ground floor with additional sitting room, four bedrooms and bathroom to the first floor and benefits from gas central heating, double glazing, parking for approximately four cars.

Set in approximately one-third of an acre of beautifully maintained mature gardens, with ample space for outside entertaining this is a truly special home. A picturesque stream flows gently to the front of the property creating a calming setting that perfectly complements the home's idyllic surroundings.

A truly unique property in the area - viewing highly recommended.

Hall

Enter via a double glazed entrance door with open stair case to the first floor, laminate floor and radiator.

Lounge (25' 0" x 15' 04") or (7.62m x 4.67m)

Feature fireplace incorporating multi fuel burning stove, four radiators, double glazed windows to the front and sides.

Kitchen / Breakfast Room (17' 08" Max x 15' 04" Max) or (5.38m Max x 4.67m Max)

Fitted with a range of wall, drawer, display and base units incorporating one and half bowl sink and drainer. Range cooker with 5 ring gas hob and extractor chimney over. Breakfast bar with underneath storage cupboards and drawers. Tiled flooring, coved ceiling, radiator, double glazed windows to the side and rear and door to the side.

Dining Room (14' 01" x 9' 03") or (4.29m x 2.82m)

Laminate floor, radiator and floor to ceiling picture window and door into hallway.

Bathroom (9' 09" Max x 5' 01" Max) or (2.97m Max x 1.55m Max)

A modern family bathroom with panelled bath, overhead shower, side screen, vanity wash hand basin and W.C. Tiled walls and flooring. Heated towel rail and extractor fan.

First Floor Landing/Sitting Room (19' 07" Max x 15' 06" Max) or (5.97m Max x 4.72m Max)

An area which doubles as an additional sitting space, this rooms benefits from floods of natural light from double glazed patio doors to the side and double glazed windows to the front and rear. Two radiators.

Hall

Airing cupboard housing gas central heating boiler, recess alcove and radiator.

Bedroom 1 (16' 11" x 11' 05") or (5.16m x 3.48m)

Two radiators and double glazed windows to the front and sides.

Bedroom 2 (12' 0" x 10' 09") or (3.66m x 3.28m)

Fitted with a range of wardrobes across one wall with hanging space and shelving. Access to loft, radiator and double glazed window to the side.

Bedroom 3 (11' 10" x 9' 02") or (3.61m x 2.79m)

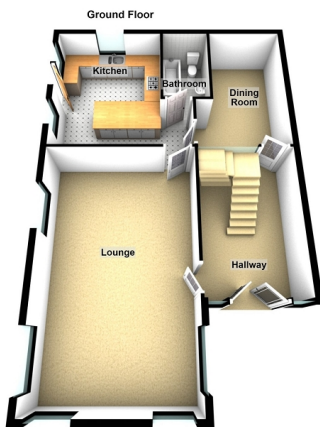
Fitted with a range of wardrobes across one wall with hanging space and shelving. Radiator and double glazed window to the side.

Bedroom 4 (9' 08" x 8' 02") or (2.95m x 2.49m)

Fitted wardrobe with sliding doors incorporating hanging space and shelving. Access to loft, radiator and double glazed window to the rear.

Bathroom/W.C. (7' 10" x 4' 11") or (2.39m x 1.50m)

Includes a panelled bath with mixer tap, shower hose, glass side screen, pedestal wash hand basin and W.C. Tiled walls, laminate floor, radiator and double glazed obscure window to the rear.



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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

