Payton Jewell Caines



11 St. Illtyds Close, Baglan - SA12 8BA

Port Talbot

£320,000







11 St. Illtyds Close

Baglan, Port Talbot

Welcome to this four-bedroom link-detached house, perfectly positioned in a highly sought after location. Step inside to find a spacious lounge and dining area, ideal for relaxing with family or entertaining friends. The kitchen and breakfast room offer plenty of space for morning coffees or busy weekday breakfasts (there's lots of storage and worktop space too). Each of the four bedrooms is generously sized, making them perfect for growing families, guests, or even a home office if you need one. The property also benefits from driveway parking and a garage, so you'll never have to worry about finding a spot after a long day. The overall layout is practical and family-friendly, with a great flow between the main living spaces and bedrooms. With its welcoming feel and excellent location, this home is ready for you to move straight in and make it your own. Viewing is highly recommended to appreciate everything this lovely property has to offer. Whether you're upsizing, relocating, or simply looking for a comfortable and spacious new place to call home, this one is definitely worth a closer look. Don't miss out on the chance to secure a home in such a popular area

- Four Bedroom Link-Detached Home
- Highly Sought After Location of Baglan
- Generous Kitchen/Diner
- Good Sized Lounge & Dining Area
- Hot Tub included in Sale
- Driveway and Integral Garage
- Viewing Highly Recommended
- Freehold and Leasehold owned by our vendor







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- EPC - D

Entrance
Via opaque PVCu door with window into the entrance hall.

Entrance hall
5' 7" x 18' 1" (1.70m x 5.50m)
Laminate flooring, radiator and under stairs storage.

Lounge / diner
10' 10" x 26' 7" (3.30m x 8.10m)
PVCu window to the front and PVCu sliding doors to the rear. Laminate flooring and two radiators.

Kitchen / breakfast room
15' 9" x 10' 6" (4.80m x 3.20m)
Tiled flooring, two PVCu windows and opaque PVCu door. A range of wall and base units, space for washing machine and fridge/freezer. Radiator, serving hatch into the dining room and integrated hob and oven. Space for dining table and chairs.

Landing
11' 6" x 6' 7" (3.50m x 2.00m)
Loft access.

Bedroom 1
12' 6" x 10' 2" (3.80m x 3.10m)
PVCu window, radiator and fitted carpet. Freestanding wardrobe to remain and integrated wardrobe.

Bedroom 2
10' 6" x 8' 6" (3.20m x 2.60m)
Radiator, fitted carpet and PVCu window. Integral wardrobe.

Bedroom 3
7' 3" x 10' 6" (2.20m x 3.20m)
Radiator, PVCu window and fitted carpet.

Bedroom 4
6' 7" x 6' 3" (2.00m x 1.90m)
PVCu window, fitted carpet, radiator and integrated wardrobe.

Bathroom
5' 3" x 5' 3" (1.60m x 1.60m)
Two piece suite comprising bath with overhead shower and wash hand basin. Tiled flooring, opaque PVCu window and radiator.

WC
0' 7" x 5' 3" (0.18m x 1.60m)
WC, PVCu opaque window and tiled flooring.

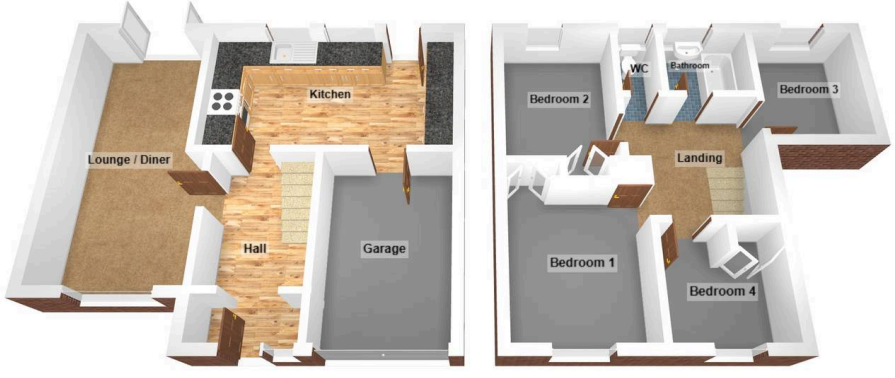
Garage
17' 1" x 7' 10" (5.20m x 2.40m)
Concrete floor, electric and manual door.

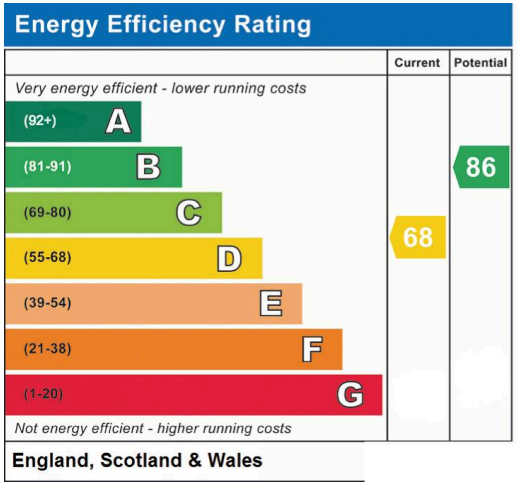
Outside
The rear garden is laid to lawn and patio areas, outhouse, outside electric and side access. Hot tub to remain.

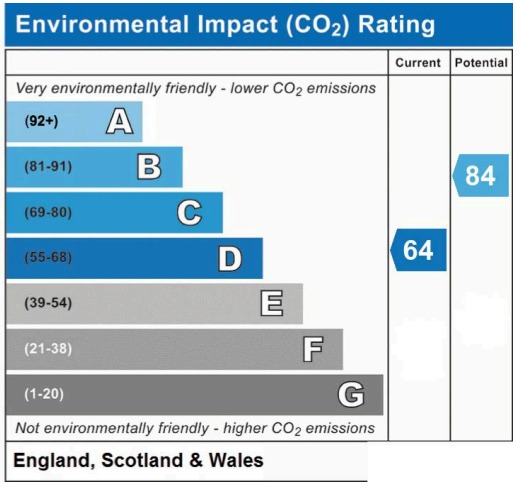
NOTE
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Kitchen
Lounge / Diner
Hall
Garage
Bedroom 2
WC
Bathroom
Bedroom 3
Landing
Bedroom 1
Bedroom 4


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
86
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
64
84
England, Scotland & Wales

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.

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