








3 bedroom terraced house for sale, Sea View Terrace, Baglan, Port Talbot SA12 (59,95



Location **Wales, West Glamorgan**
<https://www.freedasz.co.uk/x-162868-z>

Mark Adams Estates is pleased to offer for sale this stone fronted terraced property situated in an elevated position that affords the property truly excellent views towards Swansea Bay. The property is located in a quiet residential road which also makes the town centre of Port Talbot easily accessible. The property is also convenient for the transport links of the M4 and the main line train station at Port Talbot Parkway. This character property has been modernised over past years to include Double Glazing, Gas Central Heating, upstairs bathroom and has recently undergone redecoration throughout with newly fitted carpets, making the property an ideal investment property or excellent first time purchase. This well presented property is approached from pavement level with steps that lead to the front entrance, the front garden is tiered to include a paved seating area that does offer uninterrupted views over towards Swansea bay. The property is accessed via a half glazed UPVC front door that brings you into a separate entrance area with wood effect vinyl flooring and an internal wood glazed door leading to the main hallway. The hallway offers access to the lounge/diner and kitchen to the rear of the property together with access to the first floor via the original staircase with white balustrade's and handrail. A white panel door leads into the lounge/diner which can be accessed from a further door from the hallway and offers an excellent sized reception room and the full benefit of the properties re-decoration can be fully appreciated. The room also benefits from again tremendous views over towards Swansea Bay, original coving work and a period fire place. The open plan kitchen area leading directly off the hallway offers an excellent sized area that at present has a range of wall and base level units in cream with a contrasting work top, sink and drainer and provision for kitchen appliances, the floor being laid in a cream ceramic tile. A further door leads to the rear lobby area and down stairs W.C with a further half glazed UPVC door leading to the rear garden area, there being a lean to utility area that is glazed with a new Perspex sheet roof. The very large rear garden is tiered and has steps leading to three separate paved terrace areas the top terrace offering exceptional views towards Swansea bay. The hallway stairs lead to the first floor, a switch back landing which has original balustrade's and hand rail in a newly decorated white and is both bright and spacious and gives access to all three bedrooms and the family bathroom. The master bedroom to the front of the property offers a good sized double bedroom which has excellent views again towards Swansea bay, bedroom two a further double bedroom that has an aspect to the rear of the property. The family bathroom at the rear of the property has a large frosted glass window to the side and offers a three piece suite in white consisting of a panelled bath with shower over, wash hand basin with pedestal and W.C, there is a wood effect vinyl floor. The third bedroom, the smallest of the three with an aspect the front of the property. This is a nicely presented property that offers great value for money and is an excellent opportunity for both investors and first time buyers.

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