



Dol Las

Baglan, Port Talbot, SA12 8YA

£350,000



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## Dol Las

Baglan, Port Talbot, SA12 8YA

Set in the tranquil cul-de-sac of Dol Las, Baglan, Port Talbot, this splendid DETACHED HOME offers a perfect blend of comfort and modern living. With THREE well-proportioned bedrooms, this property is ideal for families seeking a spacious and inviting home. The house boasts an attractive lounge that provides a warm and welcoming atmosphere, perfect for both relaxation and entertaining.

One of the standout features of this residence is the EXTENDED KITCHEN, which is equipped with a central island, making it a delightful space for culinary enthusiasts. The adjoining CONSERVATORY allows for an abundance of natural light, creating a bright and airy environment that enhances the overall charm of the home.

The property also includes a GUEST WC and a family bathroom, ensuring convenience for family living. Outside, you will find beautifully maintained GARDENS to the FRONT, SIDE & REAR offering ample space for outdoor activities and relaxation. A DETACHED GARAGE adds to the practicality of the home, providing additional storage or parking options.

Situated close to a local school, this property is perfect for families with children, while its PRIVATE POSITION ensures a peaceful living experience. In superb condition throughout, this home is ready for you to move in and enjoy. Don't miss the opportunity to make this delightful property your own.

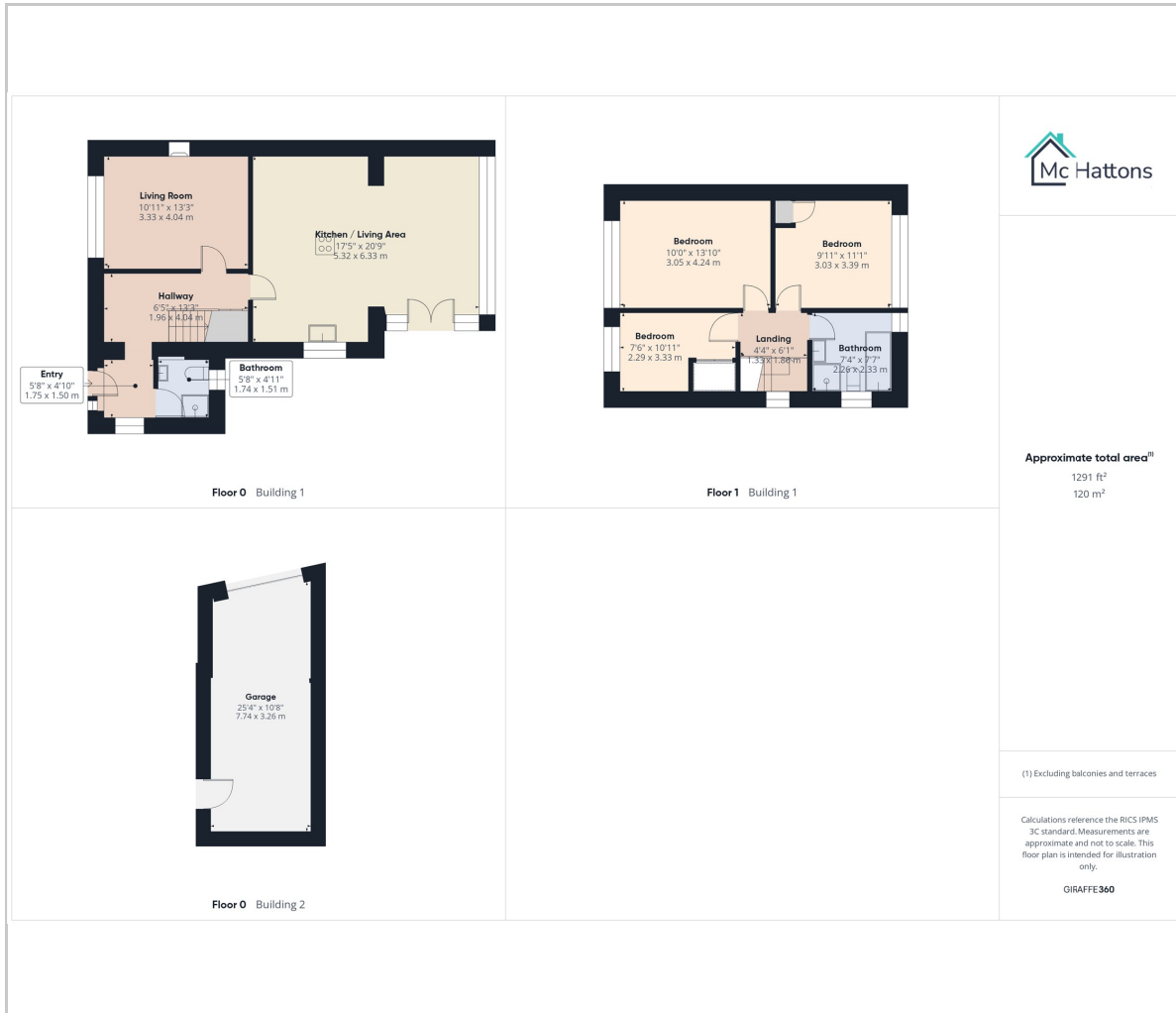
Council Tax Band-C

EPC-C

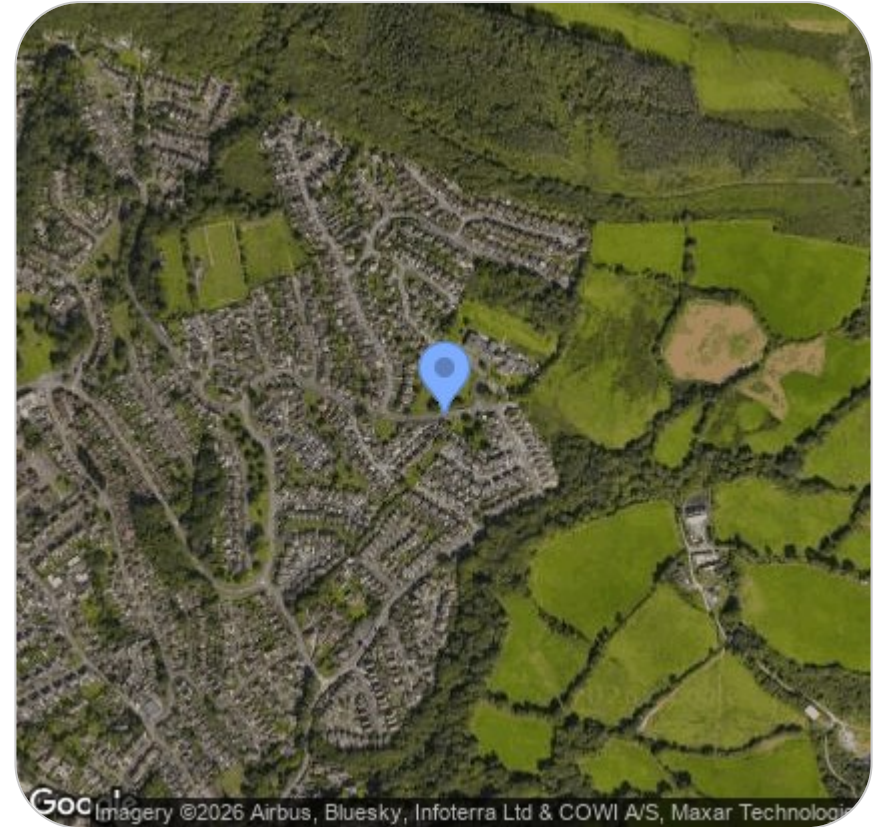




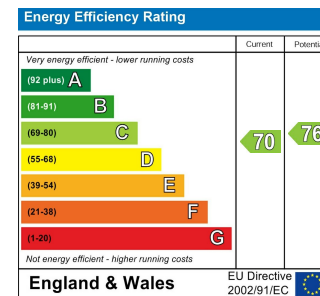
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our McHattons - Neath Office on 01639 501766 if you wish to arrange a viewing appointment for this property or require further information.

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