



## Thorney Road, offers in the region of £325,000

- Property of Character
- Sizable Plot
- Extended First Floor Space
- Jaw Dropping Views
- Sought After Location
- EPC Rating: E



2 2 2





## About the property

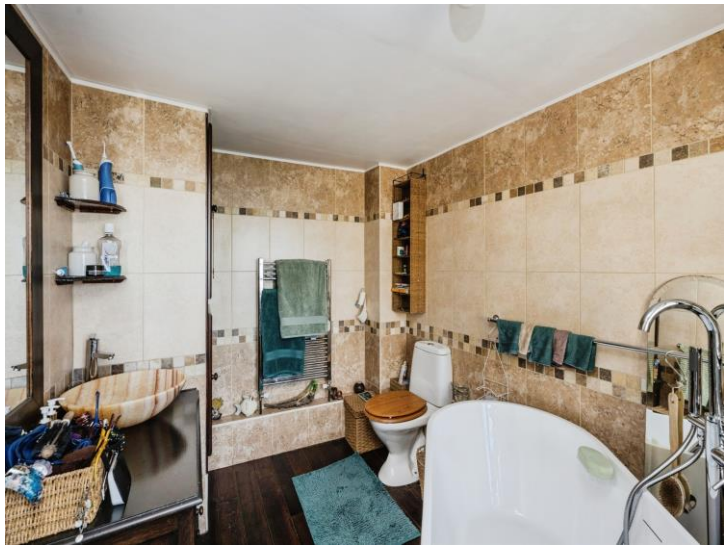
A beautifully unique opportunity to purchase a 2/3 bedroom family cottage tucked away in the Baglan Mountainside. Boasting gorgeous traditional features such as a log burner, split level landing, oak-effect beams and mature gardens! Fantastic for access to local amenities including stores and bus routes in the area, with great links to the M4 corridor, well renowned schools and Port Talbot Town Centre.

The home is approached through a gated forecourt with side access available to the tiered gardens with areas of mature shrubbery, fruit trees, a sizable pond, lawns and patio seating spaces! Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to a double aspect lounge (excellent for appreciating the property's views), modern fitted kitchen, utility room with space for a w.c and external lean-to conservatory. The first floor houses two double bedrooms to the front, with an inner hallway leading past the family bathroom and through to the first floor reception space / master bedroom currently used as a dining / sun room. A upvc door leads out to the garden and there is also a second modern fitted shower room.

Internal viewings are highly recommended to truly appreciate the size and potential of this lovely home!







## Accommodation

### Entrance Hallway

### Lounge

12' 2" x 11' 3" Max ( 3.71m x 3.43m Max )

### Kitchen

12' x 11' 9" ( 3.66m x 3.58m )

### Utility Room

9' 4" x 6' 7" ( 2.84m x 2.01m )

### Lean-To

### First Floor Landing

### Bedroom One

12' 5" Plus Wardrobe x 11' 3" ( 3.78m Plus Wardrobe x 3.43m )

### Bedroom Two

12' x 10' 1" Plus Wardrobe ( 3.66m x 3.07m Plus Wardrobe )

### Inner Hallway

### Bathroom

### Dining Area

9' 9" x 9' 7" ( 2.97m x 2.92m )

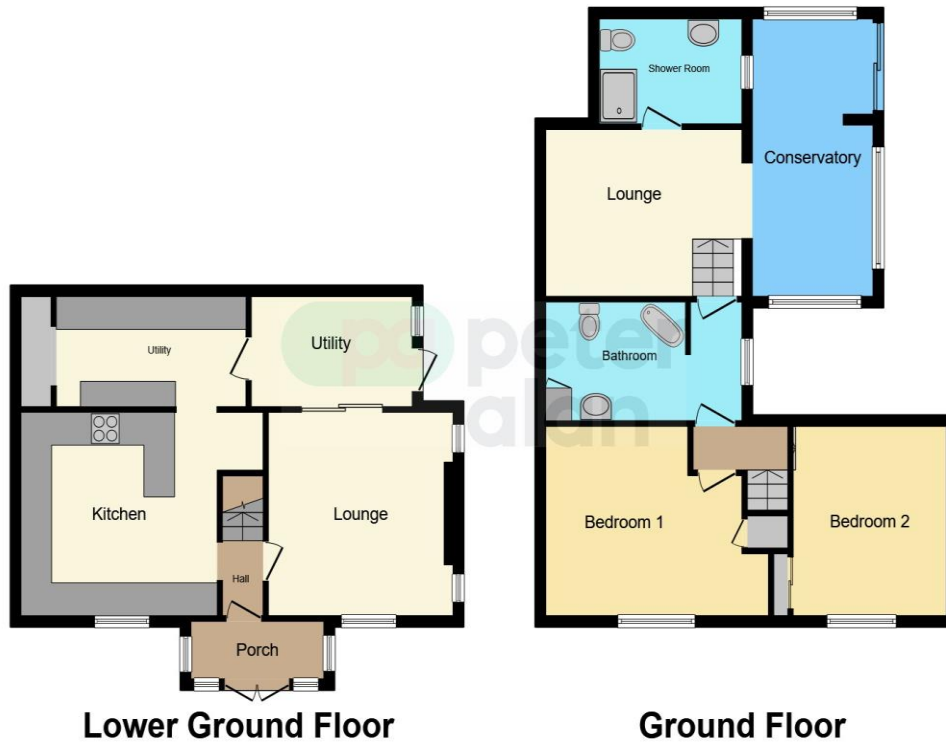
### Shower Room

### Conservatory Space

19' x 7' 9" ( 5.79m x 2.36m )

### Forecourt & Rear Garden

## Floorplan



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