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11 Ascot Drive
Baglan, Port Talbot, Neath
Port Talbot, SA12 8YL

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11 Ascot Drive

Asking price **£470,000**

An immaculately presented four bedroom executive detached family home, positioned on a highly sought after residential development within Baglan.

A spacious executive detached family home

An ideal purchase for a large or growing family

Positioned within a quiet and sought after area

Local amenities and reputable primary school just a short stroll away

Accommodation over three floors

Open plan living/dining/kitchen plus second reception room

Four large double bedrooms

Full width rear balcony

Immaculate south facing landscaped rear garden

Driveway off road parking plus integral garage





A rare opportunity to purchase a substantial four double bedroom executive detached family home, positioned within a highly sought after residential area of Baglan and offering breathtaking scenic sea views to the rear. The property offers spacious accommodation over three floors, is immaculately presented throughout and further benefits from a beautiful large south facing landscaped garden to the rear.

The property is entered via a modern composite and glazed panel door into a light and inviting entrance hallway, with fitted carpet flooring, staircases both rising and descending to the first floor and lower floor accommodation and doorways leading to the lounge, Master bedroom and the integral garage.

The lounge is located to the rear of the property and conveniently provides access via a set of modern sliding patio doors out onto the balcony terrace. The room features laminate wood flooring and a focal feature electric fireplace, set on a marble hearth with wooden surround.

The Master bedroom is located to the rear of the property and also benefits from direct access onto the balcony terrace via a set of modern patio doors, flanked by full height windows. The balcony terrace benefits from composite decking. The room features laminate wood flooring and has access to a private en-suite bathroom. The ensuite bathroom has been fitted with a three piece suite comprising; corner oval bath with an electric shower over bath, pedestal wash hand basin and low level WC. There is splashback tiling to all wet areas, a wall mounted vanity cabinet above the sink unit and an obscure glazed window to the side.

To the lower floor the living accommodation continues, with a hallway providing access to an impressive open plan kitchen/dining/living space, separate cloakroom and a useful understairs storage cupboard.

The L-shaped open plan area is located to the rear of the property, with convenient and direct access out onto the composite decked patio space. The kitchen has been recently upgraded to now offer a beautiful range of contemporary base, larder and wall mounted units, with a dark laminated worksurface over. It provides integrated appliances to include; eye level microwave/grill with electric oven beneath, four burner induction hob, dishwasher and a composite sink unit with a swan neck mixer tap. The breakfast bar area comes complete with integral cupboard and drawer storage, along with a wine rack and under counter electrical sockets. There is a feature coloured tiled wall to one side, access via a set of double patio doors out to the garden and the floor has been laid to a tile effect LVT hard wearing flooring. A doorway off the kitchen area leads through into the useful separate utility room, fitted with a continuation of the same units as the kitchen and houses a large American style fridge/freezer and space for a washing machine and dryer. The room further benefits from a side access door and an window to the side.

The living area also has a continuation of the same flooring as the kitchen and features a set of sliding patio doors to the rear, providing light, access and views of the garden. The dining area can comfortably house a large table and chairs and benefits from a window to the side and has been laid to laminate wood flooring.

To the first floor, the landing area gives access to the remaining three double bedrooms and the family bathroom. Bedrooms two and three a very large double bedrooms with fitted carpet flooring and each benefitting from built in wardrobe storage and rear elevation windows, providing far ranging views. Bedroom four is a good sized double bedroom located to the front of the property. The room has fitted carpet flooring, access to built in closet storage and has a window to the front. All of the bedrooms on this floor share the use of the family bathroom.

The bathroom has been fitted with a contemporary white four piece suite comprising; free standing bath, vanity wash hand basin with cupboard storage below, low level WC and a double shower cubicle with glazed shower screen. There is full tiling throughout, an obscure glazed window to the front and a wall mounted heated towel rail.

Outside to the front of the property, a large full width resin driveway provides off road parking for two cars and leads directly to the electric garage door. The driveway is partially enclosed by a half height brick wall, with a pathway to one side of the property, providing access to the rear. Next to the integral garage door is an electric car charging port and the front door is sheltered under a porch area.

To the rear of the property is an expansive, south facing and beautifully landscaped garden to enjoy. The garden has been very well designed to offer a stylish, full width, composite decked patio area, with central resin steps and pathway leading down to the middle gravelled area of garden and finally to a spacious level lawned area at





Directions

SATNAV USERS: SA12 8YL

Tenure

Freehold

Services

All mains services

Council Tax Band F

EPC Rating N/A

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

Property type	Energy rating	Current	Potential
Detached house	C	79	85

Property type
Detached house

Total floor area
182 square metres

Rules on letting this property

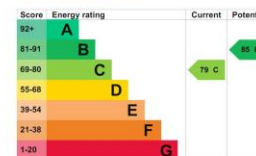
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachmentatachment/361111/energy_rating_rules.pdf) (https://www.gov.uk/government/uploads/system/uploads/attachmentatachment/361111/energy_rating_rules.pdf).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency](https://www.gov.uk/government/uploads/system/uploads/attachmentatachment/361111/energy_rating_rules.pdf)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

