



St. Catherines Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8AS

£259,000



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Situated within the popular area of Baglan with good road and bus links to the town centre this detached family home offers well proportioned accommodation throughout which can only be fully appreciated by viewing internally.

£259,000 - Freehold

- Four bedroom detached
- Three receptions with additional family room
- Cloakroom/w.c. EPC-C74
- Kitchen/diner with patio doors
- En-suite to the master bedroom
- First floor family bathroom
- South facing garden to the rear
- Off road parking and integral garage



DESCRIPTION

We are pleased to offer for sale this detached home which offers versatile family accommodation throughout that is set over three floors. The property is situated in the sought after residential area of Baglan with local shops, schools and the M4 just minutes away.

Briefly comprising to the ground floor entrance hall, garage, two reception rooms and cloakroom/w.c. To the lower level there is a family room, third reception and kitchen/diner with sliding doors leading out on to the rear garden. Stairs from the hallway then lead up to the first floor where a landing gives access to the family bathroom and four bedrooms with the master bedroom having an en-suite.

Externally to the rear of the property there is a low maintenance south-facing garden that has side access to an open plan frontage with off road parking.

ENTRANCE HALL

Via frosted glass PVCu door. Coving. Staircase leading to the first floor. Staircase leading to the ground floor. Double radiator. Fitted carpet.

GARAGE (14' 7" x 8' 11") or (4.44m x 2.73m)

Can also be utilised as a utility area. Coving. Up and over door leading out on to the front. Wall mounted gas combination boiler. Range of wall and base units with coordinating worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer and low level fridge. Concrete floor.

RECEPTION 1 (11' 9" x 8' 9") or (3.57m x 2.67m)

Double glazed window overlooking the front. Television aerial point. Radiator. Fitted carpet.

CLOAKROOM/W.C

Coving. Extractor. Two piece suite comprising low level w.c. and wall mounted wash hand basin with tiling to splashback. Radiator. Laminate flooring.

RECEPTION 2 (19' 6" x 10' 11") or (5.95m x 3.32m)

Coving. Two PVCu double glazed windows overlooking the rear. Feature fireplace with hearth, back and surround. Two radiators. Television aerial point. Fitted carpet.

LOWER FLOOR

FAMILY ROOM (15' 11" x 13' 9") or (4.85m x 4.18m)

Coving. PVCu double glazed window overlooking the rear. Understairs storage cupboard. Two radiators. Television aerial point. Laminate flooring.

RECEPTION 3 (15' 11" x 8' 9") or (4.86m x 2.66m)

Coving. PVCu double glazed window overlooking the side. Radiator. Laminate flooring.



KITCHEN/DINER (19' 3" x 10' 9") or (5.88m x 3.27m)

PVCu double glazed window overlooking the rear. PVCu double glazed patio sliding doors leading out on to the rear garden. Fitted kitchen having a range of wall and base units with complimentary work surfaces and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Built-in electric oven and hob with overhead extractor. Plumbing for dishwasher. Space for fridge/freezer. Two radiators. Laminate flooring.

FIRST FLOOR LANDING

Coving. Airing cupboard. Fitted carpet.

BEDROOM 1 (13' 2" x 11' 7") or (4.01m x 3.54m)

Coving. PVCu double glazed window overlooking the front. Radiator. Fitted carpet.

EN-SUITE

Extractor. Frosted glass window overlooking the front. Three piece suite comprising vanity unit, low level w.c. and walk-in shower with glass screens. Respatex to the walls. Tiled effect laminate flooring.

BEDROOM 2 (10' 2" x 9' 6") or (3.10m x 2.89m)

Coving. PVCu double glazed window overlooking the rear. Radiator. Fitted carpet.

BEDROOM 3 (10' 2" x 9' 6") or (3.09m x 2.90m)

Coving. PVCu double glazed window overlooking the rear. Radiator. Fitted carpet.

BEDROOM 4 (9' 3" x 8' 9") or (2.83m x 2.66m)

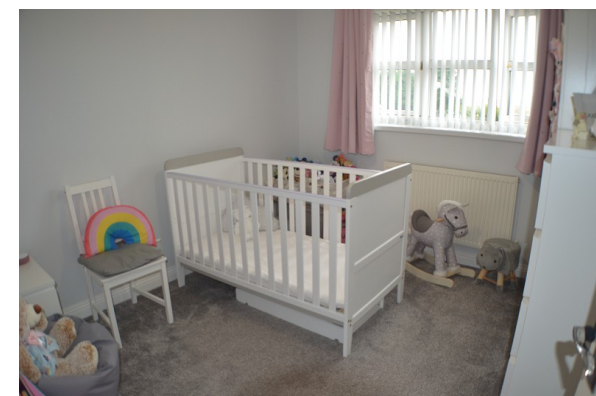
Coving. PVCu double glazed window overlooking the front. Radiator. Fitted carpet.

FAMILY BATHROOM

Extractor. Frosted glass window overlooking the side. Three piece suite comprising panelled bath, pedestal and low level w.c. Respatex to the walls. Radiator. Laminate flooring.


OUTSIDE

Enclosed south-facing garden to the rear which is partly laid to wooden decking, stone chippings and artificial grass with storage shed. Access at either side of the property leads to the front where there is off road parking leading to the integral garage.

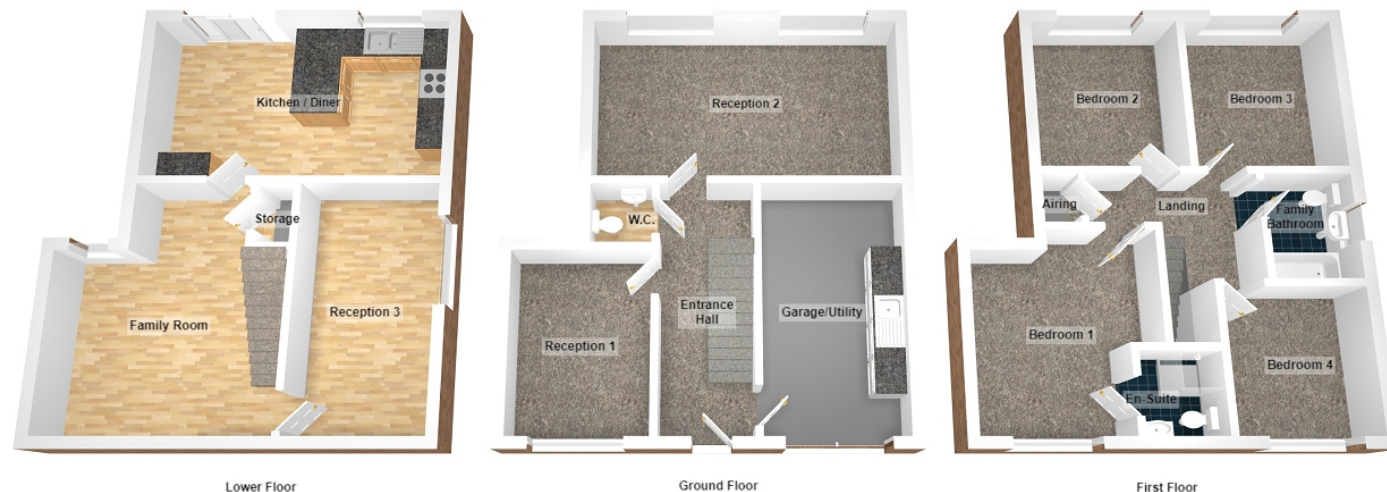


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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