



Heol Y Nant, Baglan, Port Talbot, Neath  
Port Talbot. SA12 8ER

£195,000

**PJC** PAYTON  
JEWELL  
CAINES

## Heol Y Nant, Baglan, Port Talbot, Neath Port Talbot. SA12 8ER

Situated within the popular residential area of BAGLAN, this three bedroom semi detached house is located within close proximity of local shops and amenities, as well as YSGOL BAE BAGLAN and YSGOL BRO DUR. Benefiting from an extended downstairs w.c., an enclosed rear garden and OFF ROAD PARKING.

£195,000

- Three bedroom semi detached house
- Family bathroom to first floor
- Enclosed rear garden
- Off road parking
- Downstairs w.c.



## OVERVIEW

Conveniently situated within the sought after location of Baglan, within walking distance of local shops, restaurants and bus routes, this three bedroom semi detached property would make an ideal first time purchase or family home.

Accommodation briefly comprises to the ground floor entrance porch, downstairs w.c., hallway, two reception rooms and kitchen.

To the first floor there are three bedrooms and a family bathroom.

Externally to the rear, there is a fully enclosed garden laid to patio slabs and lawn. To the front there is an enclosed garden laid to stone chippings and an area for off road parking.

## ENTRANCE PORCH

Enter via PVCu frosted glass panel door. Centre ceiling light. Double glazed PVCu frosted glass window overlooking the side. Radiator. Tiled flooring. Doorway leading through to downstairs w.c.

## DOWNSTAIRS W.C.

Centre ceiling light. Extractor fan. Two double glazed PVCu frosted glass windows with one overlooking the side and one overlooking the front. Radiator. Two piece suite comprising low level w.c. and corner wash hand basin. Continuation of tiled flooring.

## HALLWAY

Centre ceiling light. Coving. Staircase leading to first floor landing with fitted carpet. Radiator. Access to under stair storage. Fitted carpet. Two doorways leading off to reception room one and kitchen.

## RECEPTION 1 (13' 11" x 11' 3") or (4.25m x 3.44m)

Centre ceiling light. Coving. Double glazed PVCu window overlooking the front. Radiator. Fitted carpet. Square arch leading through to reception room two.

## RECEPTION 2 (9' 7" x 8' 6") or (2.93m x 2.58m)

Centre ceiling light. Coving. Double glazed PVCu patio doors giving access to rear garden. Radiator. Continuation of fitted carpet.

## KITCHEN (12' 5" x 7' 8") or (3.79m x 2.33m)

Centre ceiling light. Coving. Double glazed PVCu window overlooking the rear. Double glazed PVCu frosted glass panel door giving access to rear garden. Access to under stair storage. Kitchen fitted with a range of wall and base units with coordinating worktops. Integrated electric hob and oven. Tiling to splash-back areas. Inset sink and drainer with mixer tap. Integrated automatic washing machine. Freestanding dishwasher to stay. Space for freestanding fridge/ freezer. Tiled flooring.

## FIRST FLOOR LANDING

Centre ceiling light. Coving. Access to a fully insulated and boarded loft with drop-down ladder. Double glazed PVCu frosted glass panel window overlooking the side. Storage cupboard. Continuation of fitted carpet from staircase. Four doorways leading off to three bedrooms and family shower room.



## **FAMILY SHOWER ROOM (6' 9" x 5' 7") or (2.05m x 1.70m)**

Centre ceiling light. Coving. Extractor fan. Double glazed PVCu frosted glass window overlooking the rear. Three piece suite comprising low level w.c., vanity sink unit with storage beneath and walk-in shower with glass door. Tiling to splash-back areas. Heated towel rail. Tiled flooring.

## **BEDROOM 2 (11' 5" x 8' 9") or (3.49m x 2.66m)**

Centre ceiling light. Coving. Double glazed PVCu window overlooking the rear. Radiator. Fitted wardrobes with mirrored sliding doors. Fitted carpet.

## **BEDROOM 1 (13' 2" x 10' 6") or (4.01m x 3.19m)**

Centre ceiling light. Coving. Double glazed PVCu window overlooking the front. Radiator. Fitted wardrobes with mirrored sliding doors. Fitted carpet.

## **BEDROOM 3 (10' 0" x 7' 7") or (3.04m x 2.31m)**

Centre ceiling light. Double glazed PVCu window overlooking the front. Radiator. Built-in storage cupboard. Fitted carpet.

## **OUTSIDE**

Externally to the rear there is an enclosed garden which is mostly laid to patio slabs with an area laid to lawn with stone chipping borders. Mature plants and shrubs. Wooden storage shed. Gate to the side leads to the front of the property.


To the front there is a low maintenance enclosed garden which has an area laid to stone chippings and offers off road parking for one vehicle.

## **NOTES**

The vendor has advised that there is cavity wall insulation.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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