



Brooklyn Gardens, Port Talbot, Neath Port
Talbot. SA12 7PD

Offers In Excess Of
£230,000



Brooklyn Gardens, Port Talbot, Neath Port Talbot. SA12 7PD

We are pleased to offer a rare opportunity to purchase this larger than average SEMI DETACHED BUNGALOW which is situated within a sought after CUL-DE-SAC on BAGLAN MOORS. The property is beautifully presented throughout and would be an ideal purchase for someone looking to downsize.

Offers In Excess Of £230,000 - Freehold

- Three bedroom semi detach bungalow.
- Lounge.
- Kitchen/diner.
- Off road parking.
- NO ON GOING CHAIN.
- Council Tax C/ EPC D.



DESCRIPTION

We are pleased to offer to market this immaculately presented refurbished three bedroom semi detach bungalow set on a desirable development close to local schools, shops, amenities and transport links. Property is beautifully presented with off road parking and front and rear gardens. Viewing is highly recommended to appreciate what the property has to offer. Property benefits from oak wood effect PVCu double glazed doors and windows throughout.

Accommodation briefly comprises of hallway, lounge, kitchen/diner, family bathroom and three bedrooms.

ENTRANCE

Accessed via part glazed front door leading into hallway.

HALLWAY

Stippled ceiling with flush light fitting, emulsioned skimmed walls, wood effect laminate flooring and doors leading off.

LOUNGE (16' 1" x 12' 2") or (4.90m x 3.72m)

Artex ceiling, coving, emulsioned skimmed walls, wood effect laminate flooring, radiator and front facing PVCu attractive square bay window fitted with venetian blind and curtains. Marble hearth and fire surround with inset electric fire.

KITCHEN/DINER (12' 10" x 12' 8") or (3.90m x 3.85m)

Stippled ceiling with inset spotlights, coving, emulsioned skimmed walls with ceramic tiles to splash back areas, laminate vinyl tiles, designer wall mounted radiator and front and side facing dual aspect windows fitted with venetian blinds. Room is fitted with a range of white shaker style floor and wall cupboards with complimentary black laminate worktop. Black one and a half melamine sink and drainer with brush steel mixer tap. Built in ceramic four ring electric hob with built in electric oven below. Space for up right fridge/freezer and under counter space for washing machine and tumble dryer. Cupboard housing combination boiler.

REAR HALLWAY

Stippled ceiling with flush light fitting, emulsioned skimmed walls, wood effect laminate flooring and doors leading off. Two built in storage cupboards.

BEDROOM 1 (12' 10" x 9' 3") or (3.90m x 2.82m)

Stippled ceiling, coving, emulsioned skimmed walls, fitted carpet, radiator and rear facing PVCu windows fitted with venetian blind and curtain. Built in white melamine four door fitted wardrobes.

BEDROOM 2 (9' 9" x 6' 7") or (2.98m x 2.00m)

Stippled ceiling, emulsioned skimmed walls, fitted carpet, radiator and rear facing PVCu windows fitted with venetian blind and curtain. Built in floor to ceiling three sliding door wardrobes.

BEDROOM 3 (9' 10" x 5' 7") or (3.00m x 1.69m)

Stippled ceiling with flush light fitting and loft access hatch, emulsioned skimmed walls, wood effect laminate flooring, radiator and PVCu glazed door with side panel leading to rear garden fitted with curtains.



FAMILY BATHROOM (6' 2" x 5' 6") or (1.88m x 1.67m)

Respatex clad ceiling with inset spotlights, floor to ceiling respatex clad walls, vinyl flooring and rear facing frosted PVCu window fitted with blind. Room is fitted with a three piece suite comprising of w.c. vanity wash hand basin with chrome mixer tap, walk-in shower with wall mounted shower and glass screen. Chrome wall mounted heated towel rail.


OUTSIDE

Rear garden is bounded on two sides by wall and wooden fencing to the rear, patio area laid with imprinted concrete, lawn and borders planted with mature shrubs. Wooden side access gate leading to the front.

Front is accessed via shared driveway leading to private driveway. Garden is laid to pea gravel, Astro turf and planted with shrubs. Driveway to the side with wooden gate and fence leading to the rear garden.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	64	
(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.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

pencoedrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk