



Pentyla Baglan Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8DS

£265,000

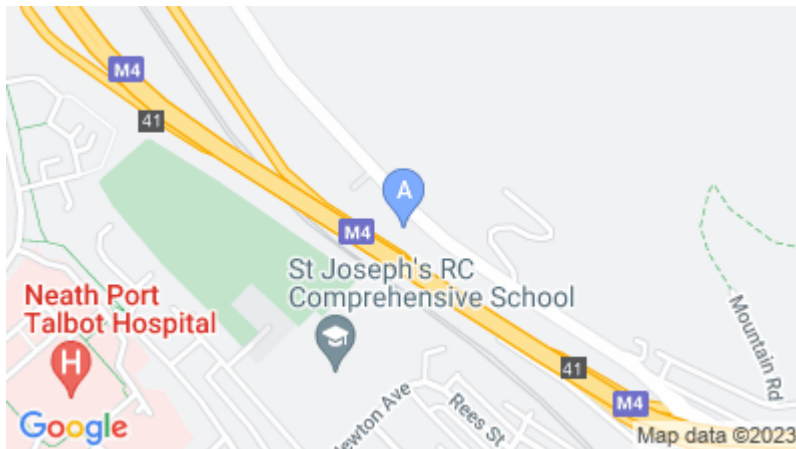


Pentyla Baglan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DS

We are pleased to offer this well presented THREE BEDROOM DETACHED property which has spectacular views over Swansea bay. This property has good links to the M4 corridor and is close to local shops and amenities. Would make a perfect family home.

£265,000 - Freehold

- Three bedroom detached property.
- Three reception rooms.
- Utility/W.C.
- Attic room.
- Spacious bedrooms.
- Council Tax D.



DESCRIPTION

We are pleased to offer this well presented THREE BEDROOM DETACHED property which has spectacular views over Swansea bay. This property has good links to the M4 corridor and is close to local shops and amenities. Would make a perfect family home.

Accommodation briefly comprises of three reception rooms, kitchen, utility/w.c., three bedroom, attic room and family bathroom.

ENTRANCE

Accessed via composite part glazed front door leading into porch.

PORCH

Stippled wall, single glazed wood wrap around windows, tiled floor and wooden glazed door leading into the hallway.

HALLWAY

Papered ceiling, coving, emulsioned walls with dado rail, fitted carpet, radiator, staircase to first floor and doors leading off.

RECEPTION 1 (17' 09" x 11' 10") or (5.41m x 3.61m)

Papered ceiling, coving, papered walls with dado rail, wood effect laminate flooring, radiator and rear facing PVCu bay window with french doors fitted with wooden venetian blinds leading out to terrace. Inset electric fire with laminate hearth and wooden surround and mantel.

RECEPTION 2 (13' 05" x 11' 04") or (4.09m x 3.45m)

Stippled ceiling, coving, emulsioned walls with dado rail, wood effect laminate flooring, radiator and rear facing PVCu bay window with fitted wooden venetian blind. Two built in storage cupboards, one housing the electric meters.

DINING AREA (12' 0" x 10' 05") or (3.66m x 3.18m)

Emulsioned ceiling, strip spot light fitting, tiled effect papered walls, vinyl flooring, radiator and front facing PVCu french doors with glazed side panels. Built in shelving to the recess area. Opening into kitchen.

KITCHEN (39' 8" x 22' 4") or (12.10m x 6.80m)

Emulsioned ceiling, white inset spotlights, part papered walls with ceramic tiles to splash back areas, ceramic floor tiles, radiator and side facing PVCu double glazed window. . Room is fitted with a range of white painted wall and base units with one and a half stainless steel sink and drainer with chrome mixer tap. Free standing electric cooker with overhead extractor fan. Under counter space for appliance and space for upright fridge/freezer. Opening leading through into utility room.

UTILITY ROOM

Papered ceiling, flush light fitting, emulsioned walls, ceramic floor tiles and radiator. Two built in storage cupboards. Space for multiple appliances. Door leading into downstairs w.c.



DOWNSTAIRS W.C.

Stippled ceiling, flush light fitting, part papered part respatex wall panels, vinyl flooring covering and front facing frosted PVCu window with venetian blind. Room is fitted with a white w.c.

FIRST FLOOR LANDING

Emulsioned ceiling, flush light fitting, emulsioned walls with dado rail, fitted carpet, staircase to occasional attic room, side facing PVCu window with venetian blind and doors leading off.

BEDROOM 1 (17' 9" x 11' 10") or (5.41m x 3.61m)

Papered ceiling, coving, papered walls, fitted carpet, radiator and rear facing PVCu bay window with fitted venetian blinds.

BEDROOM 2 (11' 05" x 11' 01") or (3.48m x 3.38m)

Papered ceiling, coving, papered walls, fitted carpet, radiator and rear facing PVCu bay window with fitted venetian blinds. Two built in wardrobes with additional overhead storage.

BEDROOM 3 (12' 03" x 10' 06") or (3.73m x 3.20m)

Emulsioned ceiling, coving, inset spotlights, emulsioned walls, fitted carpet, radiator and front facing PVCu square bay window.

FAMILY BATHROOM (12' 0" x 7' 0") or (3.66m x 2.13m)

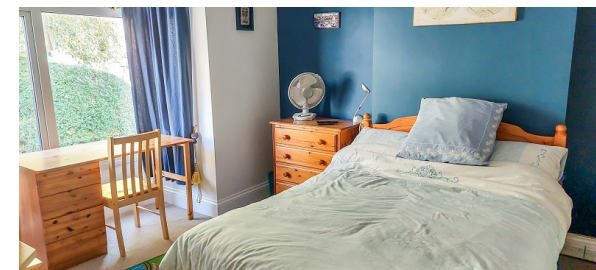
Emulsioned ceiling, coving, inset spotlights, ceramic floor to ceiling wall tiles, wood effect laminate flooring, wall mounted heated towel rail and two front facing frosted PVCu windows fitted with venetian blinds. Room is fitted with a three piece suite comprising of low level w.c. pedestal wash hand basin with chrome taps and bath with chrome tabs and wall mounted shower with shower curtain. Two built in storage cupboards.

OCCASIONAL ATTIC ROOM (16' 06" x 12' 04") or (5.03m x 3.76m)


Wooden stairway leading into occasional attic room currently used as a home office. Emulsioned ceiling, inset spotlights, emulsioned walls, fitted carpet, radiator and side facing frosted PVCu window and four Velux windows with fitted blinds. Storage into the eaves.

OUTSIDE

Front garden is accessed via steps with tiered garden and decked area for seating. Concrete pathway leading to large rear paved sun terrace with concrete balustrades. Steps leading down to graveled terrace. Further steps leading to lawned area with mature trees to the rear. Garden is bounded on two sides by hedging and to the rear wooden fencing.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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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