

Payton
Jewell
Caines



Church Road, Baglan, Port Talbot, Neath
Port Talbot. SA12 8SS

£175,000

PJC PAYTON
JEWELL
CAINES

Church Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8SS

We are delighted to present to the market this two bedroom traditional build semi detached house in a popular area of Baglan close to local schools, shops, amenities and transport links. Ideal For first time buyer. NO ONWARD CHAIN.

£175,000 - Freehold

- Two bedroom semi detached house
- Two reception rooms
- Upstairs family bathroom downstairs W.C.
- Spacious kitchen
- No ongoing chain
- EPC Council tax band



DESCRIPTION

We are delighted to present to the market this two bedroom traditional build semi detached house in a popular area of Baglan close to local schools, shops, amenities and transport links. Ideal For first time buyer. NO ONWARD CHAIN.

Accommodation briefly consist of hallway, two reception rooms, kitchen and utility/downstairs W.C. To the first floor two bedrooms and a bathroom. Externally front and rear gardens.

HALLWAY

Access via half double glazed PVCu front door. Skimmed ceiling. Emulsioned walls. Radiator. Vinyl floor tiles. Stairs to first floor. Door into:

RECEPTION 1 (14' 7" x 12' 6") or (4.45m x 3.81m)

Skimmed ceiling. Papered and emulsioned walls. Laminate flooring. Two radiators. Understair storage cupboard. PVCu double glazed bay window. Wood fire surround and mantle with tiled hearth. Door leading into:

RECEPTION 2 (14' 2" x 9' 1") or (4.32m x 2.76m)

Artexed ceiling. Emulsioned walls. Laminate flooring. Side facing PVCu double glazed window. Radiator. Wood fire surround with tiled hearth and inset gas fire. Door into:

KITCHEN (10' 10" x 9' 6") or (3.31m x 2.89m)

Skimmed ceiling. Flush light fitting. Emulsioned walls with tiles to splash back areas. Radiator. Ceramic floor tiles. Rear facing PVCu double glazed window. Side access half double glazed PVCu door. Kitchen is fitted with a range of wood effect melamine floor and wall cupboards with laminate work tops. Stainless steel sink and drainer. Built in four ring stainless steel gas hob with over head extractor hood. Built in electric oven below. Under counter space for dishwasher. Space for upright fridge freezer. Door into:

DOWNSTAIRS UTILITY/W.C. (9' 1" x 4' 4") or (2.77m x 1.31m)

Skimmed ceiling. Two pendant lights. Emulsioned walls with ceramic tiles to splash back areas. Vinyl flooring. Rear facing frosted PVCu double glazed window. White two piece suite comprising W.C. and wash hand basin set within vanity unit. Wall mounted cupboard. Wall mounted gas fired combination boiler. Space and plumbing for washing machine.

LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. All doors leading off.

BEDROOM 1 (12' 10" x 9' 9") or (3.91m x 2.96m)

Papered and emulsioned ceiling. Papered and emulsioned walls. Picture rail. Fitted carpet. Two front facing PVCu double glazed windows. Two radiators. Across one wall is a bank of fitted wardrobes with six creamer shaker style doors. Fitted carpet.

BEDROOM 2 (12' 2" x 8' 6") or (3.71m x 2.60m)

Papered and emulsioned ceiling. Part papered and part skimmed walls. Picture rail. Radiator. Fitted carpet. Rear facing PVCu double glazed window. Five door fitted wardrobe.



BATHROOM (9' 1" x 7' 0") or (2.77m x 2.13m)

Skimmed ceiling with chrome inset spotlights. Loft access. Emulsioned walls with ceramic tiles to splash back area. Wood effect laminate floor. Radiator. Rear facing frosted double glazed PVCu window. Room is fitted with a four piece suite comprising W.C., bath tub with chrome hot and cold tap, pedestal sink with chrome hot and cold taps and a corner shower cubicle and wall mounted electric shower.

OUTSIDE

The front garden is bounded by brick wall and wood fence. Metal gate with concrete paved pathway to front door. Laid mainly to lawn. Planted border. Wooden side gate. The rear garden is bounded by blocked wall and wood fence. Paved sun terrace. Paved steps down to the garden which is laid to lawn. Border to the rear. Wooden storage shed.

NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



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		81
(69-80) C		
(55-68) D	62	
(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.



www.pjchomes.co.uk

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