

Payton  
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Sea View Terrace, Baglan, Port Talbot,  
Neath Port Talbot. SA12 8HW

£129,950

**PJC** PAYTON  
JEWELL  
CAINES

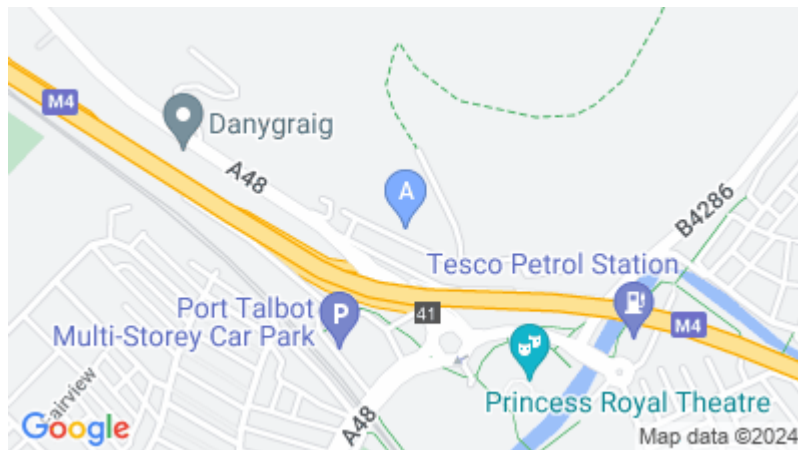


# Sea View Terrace, Baglan, Port Talbot, Neath Port Talbot. SA12 8HW

We are please to present to the market a three bedroom mid terrace house in an elevated position offering spectacular views over the surrounding area. Early viewing is highly recommended for this well presented family home.

**£129,950 - Freehold**

- Three bedroom mid-terrace house
- Open plan lounge/diner
- Refurbished kitchen
- Refurbished family bathroom
- Elevated position with spectacular views
- EPC C/Council tax B



## DESCRIPTION

We are pleased to present to the market a three bedroom mid terrace house in an elevated position offering spectacular views over the surrounding area. Close to local shops, St Joseph's R C Comprehensive School, Saint Joseph's Catholic Infant School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this well presented family home.

Property briefly consists of an open plan lounge/diner, kitchen, downstairs bathroom and three bedrooms to the first floor. Externally there is a front and rear garden with street/residents parking.

## ENTRANCE

Access via PVCu part panel and part decorative double glazed door into vestibule. Skimmed ceiling with coving. Emulsioned walls. Laminate flooring.

## HALLWAY

Skimmed ceiling with coving. Emulsioned walls. Radiator. Laminate flooring. Stair case to first floor accommodation with fitted carpet. Oak panelled and glazed unit door into:

## LOUNGE/DINER (23' 2" x 13' 4") or (7.06m x 4.07m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Two radiators. PVCu double glazed window to front boasting spectacular views over surrounding area with fitted venetian blinds. PVCu double glazed window to rear of property with fitted Venetian blinds. Open plan to Understair area. Doorway into:

## KITCHEN (9' 8" x 9' 4") or (2.95m x 2.85m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. High gloss tiled flooring. Refurbished kitchen with modern units. High gloss wall and base units with complementary work surfaces. Tiled splash back areas. Built in electric oven, hob and extractor hood. Plumbing for automatic washing machine. Acrylic single drainer sink unit with mixer tap. Space for tall fridge/freezer. Radiator. PVCu double glazed window and door to rear garden. Step and door into:

## BATHROOM (9' 4" x 6' 7") or (2.84m x 2.01m)

Refurbished bathroom. Skimmed ceiling with inset ceiling lights. Access into small attic space. Fully tiled walls. High gloss floor tiles. Cupboard housing the combination boiler. Radiator. Room is fitted with a three piece suite in white comprising low level WC, hand basin set within vanity unit, double shower unit with overhead rainfall shower and hand held shower. Two PVCu double glazed windows to rear of property.

## LANDING

Skimmed ceiling with coving. Loft access hatch with pull down ladder. Emulsioned walls. Spindle balustrade. Fitted carpet. Doors leading off.

## BEDROOM 1 (13' 3" x 9' 0") or (4.05m x 2.74m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCU double glazed window to front of property boasting spectacular views over surrounding area with fitted venetian blinds.





## **BEDROOM 2 (11' 7" x 9' 5") or (3.54m x 2.86m)**

Papered ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. PVCu tilt and turn window to rear of property.

## **BEDROOM 3 (10' 3" x 6' 11") or (3.13m x 2.11m)**

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property boasting spectacular views over surrounding area with fitted venetian blinds.

## **OUTSIDE**

The front garden is elevated with steps leading to the front garden. Stone gravel for low maintenance. On street parking.

Rear garden is elevated with steps leading up to a terrace garden. Decked balustrade area ideal for garden furniture.


## **NOTE**

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

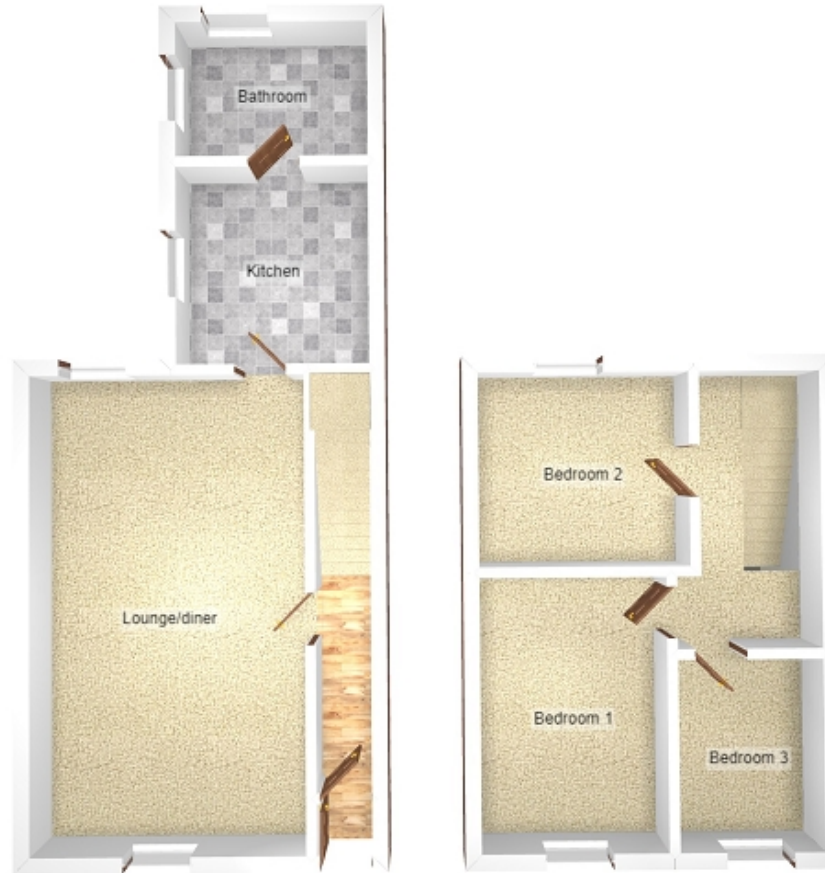


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	71	
(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.



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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