

Payton  
Jewell  
Caines



Dol-las, Baglan, Port Talbot, Neath Port  
Talbot. SA12 8UY NO ONGOING CHAIN/  
OPEN TO OFFERS

£200,000

**PJC** PAYTON  
JEWELL  
CAINES

# Dol-las, Baglan, Port Talbot, Neath Port Talbot. SA12 8UY NO ONGOING CHAIN/OPEN TO OFFERS

We are delighted to bring to the market this beautifully presented traditional build THREE BEDROOM SEMI DETACHED property, located in a highly desirable area of Baglan, close to local schools, shops and amenities. Early viewing highly recommended to appreciate this immaculately presented family home. NO ONGOING CHAIN.

£200,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Detached garage
- Large sun terrace to front with spectacular views
- NO ONGOING CHAIN
- Council Tax band C/EPC RATING D



## DESCRIPTION

We are delighted to bring to the market this beautifully presented traditional build THREE BEDROOM SEMI DETACHED property, located in a highly desirable area of Baglan, close to local schools, shops and amenities. Early viewing highly recommended to appreciate this immaculately presented family home.

Property briefly comprises to ground floor, hallway, two reception rooms and kitchen. To first floor three bedrooms and family bathroom. To the outside front and rear gardens and a single detached garage.

## HALLWAY

Access via half frosted double glazed PVCu front door with frosted glass side panel. Artex ceiling. Papered walls. Dado rail. Under-stair storage cupboard. Stairs to first floor. Radiator. Wood effect laminate flooring. All doors leading off.

## RECEPTION 1 (12' 9" x 9' 11") or (3.88m x 3.01m)

Artex ceiling. Emulsioned walls. Front facing double glazed PVCu window. Radiator. Laminate hearth with wood effect laminate surround and free standing electric log burner. Wood effect laminate flooring. Opening into:

## RECEPTION 2 (10' 10" x 7' 5") or (3.29m x 2.27m)

Emulsioned ceiling. Emulsioned walls. Rear facing double glazed PVCu sliding doors. Radiator. Wood effect laminate flooring. Serving hatch into the kitchen.

## KITCHEN (11' 0" x 7' 5") or (3.35m x 2.26m)

Emulsioned ceiling. Half emulsioned and half ceramic tiled walls. Side facing double glazed PVCu window. Room is fitted with a range of wood effect melamine floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with mixer tap. Built-in black electric four ring hob with built-in electric oven below. Under counter space for two appliances. Room for free standing fridge freezer. Wood effect laminate flooring. Rear facing frosted double glazed PVCu door with window to the side.

## LANDING

Stippled ceiling. Loft access hatch. Papered walls. Dado rail. Side facing double glazed PVCu window. Fitted carpet. All doors leading off.

## BEDROOM 1 (13' 1" x 10' 0") or (3.99m x 3.04m)

Emulsioned ceiling. Emulsioned walls. Front facing double glazed PVCu window with spectacular views over Swansea Bay. Radiator. Wood effect laminate flooring.

## BEDROOM 2 (10' 4" x 10' 2") or (3.16m x 3.10m)

Emulsioned ceiling. Emulsioned walls. Rear facing double glazed PVCu window. Radiator. Built-in wardrobes. One cupboard housing the gas combination boiler. Wood effect laminate flooring.

## BEDROOM 3 (9' 10" x 6' 6") or (3.0m x 1.99m)

Emulsioned ceiling. Emulsioned walls. Front facing double glazed PVCu window with spectacular views over Swansea Bay. Radiator. Built-in storage cupboard. Wood effect laminate flooring.



## **FAMILY BATHROOM (6' 2" x 6' 1") or (1.88m x 1.85m)**

Emulsioned ceiling. Floor to ceiling Respatex panels. Rear facing frosted double glazed PVCu window. Room is fitted with three piece white suite comprising low level W.C., vanity wash hand basin set within white gloss unit and walk-in double width shower with chrome rain fall shower head. Second shower head fitting. Chrome wall mounted towel rail. Wood effect laminate flooring.

## **FRONT GARDEN**

Front garden is bounded by wood fence. Steps and pathway leading up to front door. Beautifully landscaped with a large decked sun terrace bounded by metal fencing. Offering spectacular views over Swansea Bay. Another wooden decked terrace. Planted pots. Side metal gate allowing access to rear garden.

## **REAR GARDEN**

Rear garden is bounded on three sides by block wall. Has been hard landscaped offering a decked outdoor seating area. Stoned paved patio. Steps leading to wooden gate. Single detached garage with traditional up and over garage door. Garage has power installed, a window with a sea view and would be ideal for a home office, workshop or gym.


## **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>                              |           | <b>86</b>   |  |
| (81-91) <b>B</b>                            |           |   |  |
| (69-80) <b>C</b>                            |           |   |  |
| (55-68) <b>D</b>                            | <b>64</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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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