

Payton  
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Maes Ty Canol, Baglan, Port Talbot, Neath  
Port Talbot. SA12 8UW

Offers In Excess Of  
£190,000

 PAYTON  
JEWELL  
CAINES

# Maes Ty Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8UW

Three bedroom semi-detached property situated in the sought after area of Baglan offering spectacular views over Swansea bay. Located within close proximity to local shops, schools and transport links. Early viewing is recommended to appreciate what this property has to offer. Ideal purchase for a FIRST TIME BUYER or FAMILY.

## Offers In Excess Of £190,000 - Freehold

- Three bedroom semi-detached house
- Downstairs cloakroom
- Family bathroom upstairs
- Front and rear gardens
- Rear parking and single garage
- Council Tax C/EPC C



## DESCRIPTION

We are pleased to offer to the market this traditional build three bedroom semi-detached property situated in the sought after area of Baglan offering spectacular views over Swansea bay. Located within close proximity to local shops, schools and transport links.

The property briefly comprises of hallway, two reception rooms, kitchen, downstairs cloakroom, three bedrooms and family bathroom.

Externally there are front and rear gardens, with parking and single garage to rear.

## ENTRANCE

Access via black composite front door with frosted glazed side panel into:

## HALLWAY

Papered ceiling. Emulsioned walls. Radiator. Fitted carpet. Built in understair storage cupboard. Doors leading off.

## DOWNSTAIRS CLOAKROOM (5' 1" x 4' 8") or (1.55m x 1.43m)

Skimmed ceiling. Half emulsioned half ceramic tiled walls. Ceramic floor tiles. Front facing frosted PVCu double glazed window. Chrome wall mounted heated towel rail. Room is fitted with a two piece suite comprising low level w.c. and wall mounted wash hand basin with chrome hot and cold mixer tap.

## OPEN PLAN LOUNGE/DINER (19' 0" x 14' 1") or (5.80m x 4.30m)

Skimmed ceiling. Emulsioned walls. Two radiators. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blinds and curtain pole. Door into kitchen.

## RECEPTION 2 (10' 4" x 10' 2") or (3.16m x 3.11m)

Papered ceiling. Emulsioned walls. Radiators. Wood effect laminate floor. Front facing PVCu double glazed window with fitted vertical blind and curtain pole.

## KITCHEN (19' 7" x 6' 11") or (5.97m x 2.11m)

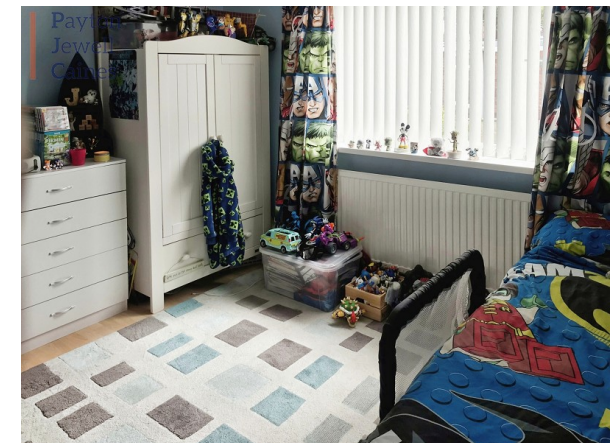
Papered ceiling. Two track spot light fittings. Emulsioned walls. Ceramic tiles to splashback areas. Ceramic floor tiles. Radiator. Two PVCu double glazed windows to side and rear of property. Room fitted with a range of painted wall and base units with laminate worktop. One and half stainless steel sink and drainer with chrome hot and cold mixer tap. Built in four ring gas hob with extractor hood above. Built in double electric oven below. Under counter space for washing machine and slimline dishwasher. Cupboard housing the combination boiler. Space for upright fridge/freezer. Bar counter space for dining.

## LANDING

Papered ceiling. Papered walls. Fitted carpet. Side facing PVCu double glazed window with fitted vertical blinds. Doors leading off.

## BEDROOM 1 (10' 11" x 10' 10") or (3.32m x 3.29m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blinds and curtain pole. Built in wardrobes with two mirrored sliding doors.



## **BEDROOM 2 (10' 11" x 9' 10") or (3.33m x 3.00m)**

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate flooring. Rear facing PVCu double glazed window with fitted vertical blinds and curtain pole.

## **BEDROOM 3 (10' 2" x 7' 9") or (3.09m x 2.35m)**

Skimmed ceiling. Papered walls with dado rail. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blinds and curtain pole. Built in storage cupboard with double doors.

## **FAMILY BATHROOM (10' 2" x 4' 8") or (3.10m x 1.43m)**

Skimmed ceiling. Half emulsioned half ceramic wall tiles. Radiator. Vinyl flooring. Front facing frosted PVCu double glazed window with fitted vertical blind. Room is fitted with a three piece suite comprising w.c. pedestal wash hand basin with chrome hot and cold mixer tap, centre fill bath tub with chrome hot and cold mixer tap with wall mounted mains fed shower and shower screen.

## **OUTSIDE**

Front garden is bounded on three sides by wall. Wooden gate onto spacious stone paved front garden with two raised beds planted with shrubs. Path leading to wooden side gate giving access to the rear garden.

Rear garden is bounded on three sides by wall. Low maintenance garden over two levels. Stone paved sun terrace. Steps leading to wooden rear gate giving access to rear lane. Parking to rear lane with access to a single detached garage with traditional up and over door.


## **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>		85
(69-80) <b>C</b>	73	
(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		
<b>England, Scotland &amp; Wales</b>	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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