

Payton
Jewell
Caines



Millbrook, Baglan, Port Talbot, Neath Port
Talbot. SA12 8EP

£170,000

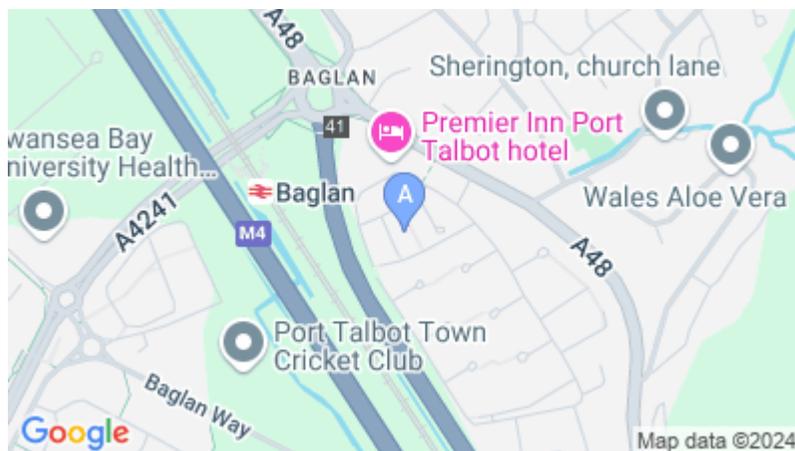
 PAYTON
JEWELL
CAINES

Millbrook, Baglan, Port Talbot, Neath Port Talbot. SA12 8EP

This property is situated in a desirable area of Baglan. Located within close proximity to local shops, schools, Bagle Brook Restaurant and excellent transport links. VIEWING IS HIGHLY RECOMMENDED and can be offered with NO ONGOING CHAIN.

£170,000 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Downstairs w.c.
- Off road parking
- NO ONGOING CHAIN
- Council Tax B/EPC C



DESCRIPTION

We are pleased to welcome to the market this TRADITIONAL build THREE BEDROOM SEMI-DETACHED house situated in the desirable area of Baglan. Located within close proximity to local shops, schools and transport links. Property benefits from two reception rooms, off road parking and PVCu windows and doors throughout. Ideal purchase for a FIRST TIME BUYER or FAMILY.

Accommodation briefly comprises hallway, two reception rooms, kitchen, downstairs w.c. three bedrooms and family bathroom.

Externally there are enclosed front and rear gardens with off road parking to the rear.

ENTRANCE

Accessed via part PVCu double glazed front door with side panel leading into:

HALLWAY

Artexed ceiling. Papered walls. Radiator. Fitted carpet. Staircase to first floor. Doors leading off.

RECEPTION 1 (15' 5" x 11' 6") or (4.70m x 3.50m)

Artexed ceiling. Papered walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blinds. Free standing electric fire. Double doors into:

DINING ROOM (9' 10" x 8' 5") or (3.0m x 2.56m)

Artexed ceiling. Papered walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blinds. Door into:

KITCHEN (9' 5" x 7' 8") or (2.88m x 2.33m)

Skimmed ceiling. Track spotlight fitting. Papered walls. Stainless steel to splashback areas. Vinyl flooring. Rear facing PVCu double glazed window with fitted roller blind. Side facing half frosted glazed PVCu door leading to rear garden. Kitchen is fitted with a range of melamine wall and base units with laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Under counter space for washing machine. Space for upright fridge/freezer. Built in high level electric oven and separate grill. Understair storage cupboard.

W.C. (4' 11" x 2' 8") or (1.50m x 0.82m)

Artexed ceiling. Papered walls. Wall mounted spotlight. Fitted carpet. Room is fitted with a two piece white suite comprising wall mounted wash hand basin with chrome hot and cold taps and low level w.c.

LANDING

Artexed ceiling. Loft access hatch. Papered walls. Fitted carpet. Side facing frosted PVCu double glazed window with net curtains. Built in airing cupboard. Doors leading off.

BEDROOM 1 (13' 11" x 9' 10") or (4.25m x 3.0m)

Stippled ceiling. Papered walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blinds.



BEDROOM 2 (11' 6" x 9' 10") or (3.50m x 3.0m)

Artexed ceiling. Papered walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blinds. Room is fitted with a range of melamine bedroom furniture comprising wardrobes, drawers and side tables.

BEDROOM 3 (9' 5" x 7' 5") or (2.88m x 2.26m)

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window. Built in storage cupboard housing the combination boiler.

FAMILY BATHROOM (6' 0" x 5' 6") or (1.83m x 1.67m)

Artexed ceiling. Floor to ceiling ceramic wall tiles. Radiator. Laminate floor tiles. Rear facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with a three piece white suite comprising pedestal wash hand basin with hot and cold taps, w.c. walk-in bath tub with chrome hot and cold taps and mains fed shower with shower curtain.

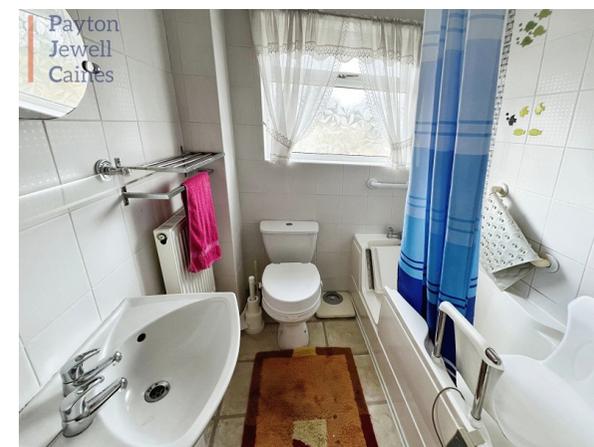
OUTSIDE

Front garden is bounded on three sides by wall. Laid mainly to gravel with fronted side border. Concrete paved path leading to front door. Side wooden gate giving access to rear garden.

Rear garden is bounded on three sides by wall with wooden double gate allowing for off road parking onto concrete hard standing. Stone paved sun terrace. Block built storage shed.

NOTES

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

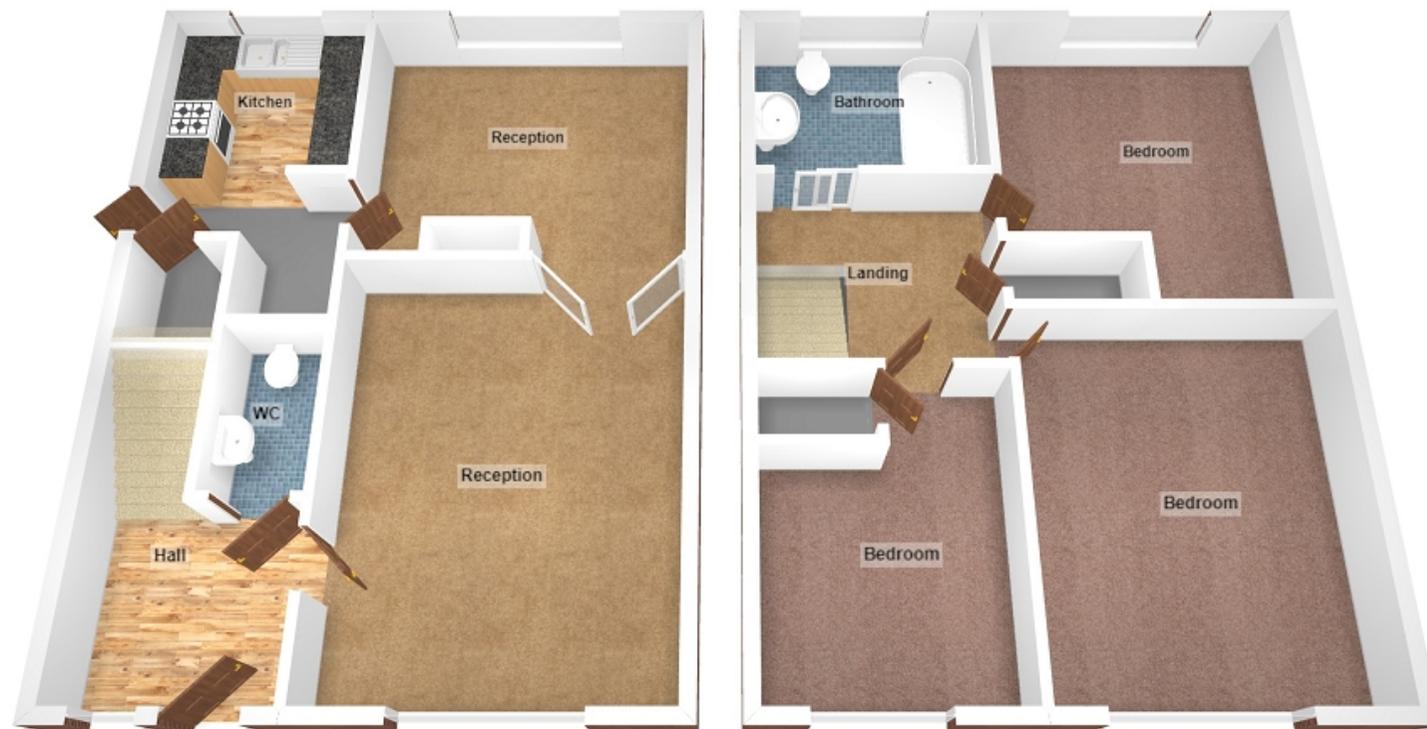


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(55-68) D		
(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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