

Payton
Jewell
Caines



Brooklyn Gardens, Port Talbot, Neath Port
Talbot. SA12 7PJ

Offers In Excess Of
£220,000

 PAYTON
JEWELL
CAINES

Brooklyn Gardens, Port Talbot, Neath Port Talbot. SA12 7PJ

We are pleased to offer a rare opportunity to purchase this larger than average SEMI DETACHED BUNGALOW which is situated within a sought after CUL-DE-SAC on BAGLAN MOORS. The property is immaculately presented throughout and would be an ideal purchase for someone looking to downsize or needing wheelchair accessibility. EARLY VIEWING IS HIGHLY RECOMMENDED and can be offered with NO ONGOING CHAIN.

Offers In Excess Of £220,000 - Freehold

- Two bedroom semi-detached bungalow
- Wet room
- Conservatory
- Off road parking and garage



DESCRIPTION

We are pleased to offer a rare opportunity to purchase this larger than average SEMI DETACHED BUNGALOW which is situated within a sought after CUL-DE-SAC on BAGLAN MOORS. The property is immaculately presented throughout and would be an ideal purchase for someone looking to downsize or needing wheelchair accessibility.

Accommodation briefly consists of hallway, lounge, kitchen, wet room, two bedrooms and conservatory.

Externally there is an open plan low maintenance front garden with ample off road parking a single garage/utility room and enclosed rear garden with wheelchair access ramp.

ENTRANCE

Accessed via newly fitted composite front door with decorative double glazed units leading into:

ENTRANCE HALL

Skimmed and coved ceiling. Emulsioned walls. Wall light facility. Laminate flooring. Oak doors leading off.

KITCHEN (12' 6" x 11' 7") or (3.81m x 3.52m)

Stippled ceiling. Coving. Skimmed walls with tiling to splash-back areas. Two double glazed PVCu windows overlooking the front and side. Double glazed composite door to side. Radiator. Kitchen comprising range of wall and base units in solid wood with coordinating worktops. Electric hob and oven with overhead extractor fan. White ceramic single drainer sink unit with mixer tap. Dishwasher and fridge/freezer to remain. Space for breakfast table and chairs. Continuation of laminate flooring.

LOUNGE (16' 1" x 12' 2") or (4.91m x 3.72m)

Stippled ceiling. Coving. Emulsioned walls. Two radiators. PVCu double glazed window set within box bay overlooking front. Feature fireplace with wooden mantle set on a marble hearth and back plate. Solid oak flooring. Doorway leading through to inner hallway.

INNER HALLWAY

Stippled ceiling. Emulsioned walls. Fitted storage cupboard housing gas combination boiler. Laminate flooring. Doors leading off.

WET ROOM (8' 6" x 6' 2") or (2.60m x 1.88m)

Respatex ceiling and walls. Non-slip flooring. Wall mounted hand basin. Low level w.c. Wall hung cabinet and mirrored cabinet to remain. Electric overhead shower with rail and curtain. PVCu frosted double glazed window to side of property.

BEDROOM 1 (14' 9" x 10' 0") or (4.50m x 3.04m)

Stippled ceiling and coving. Emulsioned walls. Radiator. Solid oak flooring. Two PVCu double glazed windows to the rear. Double wardrobe and bedside cabinets to remain.

BEDROOM 2 (13' 1" x 9' 3") or (3.99m x 2.81m)

Stippled ceiling and coving. Loft access hatch. Emulsioned walls. Radiator. Solid oak flooring. PVCu double glazed french doors leading into:



CONSERVATORY (10' 2" x 9' 11") or (3.09m x 3.03m)

Poly carbonate roof. Exposed brick walls. PVCu double glazed units. PVCu double glazed french doors giving access to the rear garden. Tiled flooring.

OUTSIDE

To the rear there is a fully enclosed low maintenance garden which is partly laid to patio slabs and stone chipping's. Accessibility ramp with hand rails. Courtesy door giving access to garage. Outside tap.

To the front there is a low maintenance garden laid mostly to stone chipping's with an area for off road parking and access to the garage.


GARAGE

Garage is sectioned off for utility area with plumbing in place for for washing machine and space for tumble dryer. Double sink and single drainer. PVCu double glazed window. Door into the remainder of the garage. Accessed via up and over door. Pitched and tiled. Light and power installed.



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		88
(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

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk