

Payton
Jewell
Caines



St. Catherines Court, Baglan, Port Talbot,
Neath Port Talbot. SA12 8AJ

£345,000

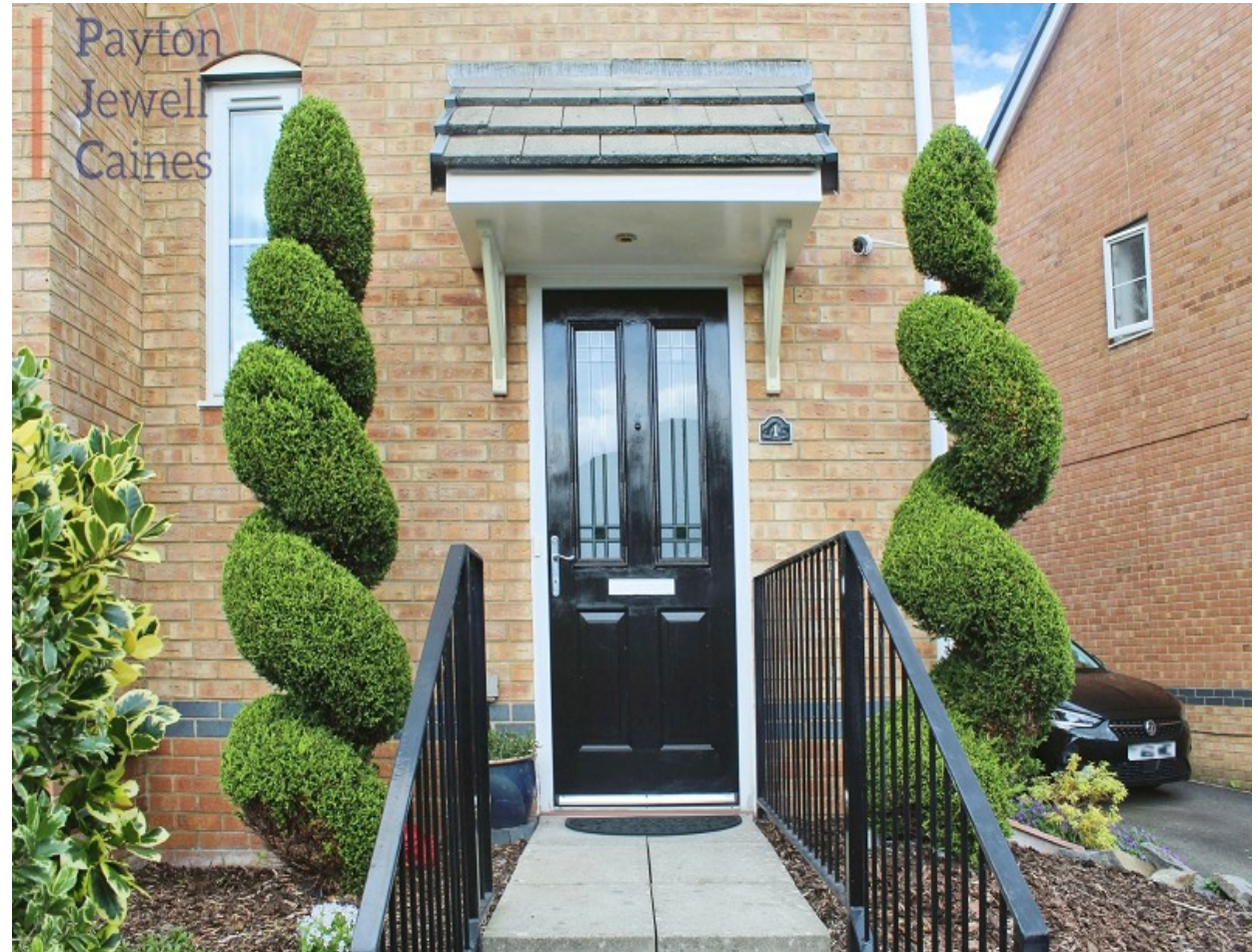
PJC PAYTON
JEWELL
CAINES

St. Catherines Court, Baglan, Port Talbot, Neath Port Talbot. SA12 8AJ

Situated in a quiet cul-de-sac and nicely presented throughout this four bedroom detached property is located in the sought after area of Baglan and is with close proximity to local schools, shops and transport links. Viewing is highly recommended and would be ideal for a family.

£345,000

- Four bedroom detached house
- Downstairs W.C
- Open plan lounge/kitchen
- Master bedroom with ensuite
- Off road parking/detached garage
- Council Tax E/EPC C



DESCRIPTION

We are pleased to offer to market this modern four bedroom detached property sited in a cul-de-sac, on a small development within easy access of all amenities.

Accommodation briefly comprises to ground floor, entrance hallway, downstairs w.c, reception rooms, open plan kitchen/lounge and sun room. First floor, four bedrooms, ensuite to master bedroom, family bathroom. Driveway and garage.

HALLWAY

Access via PVCu part glazed door. Skimmed ceiling. Coving. Emulsioned walls. Karndean wood effect flooring and radiator. Built in storage cupboard. Staircase to first floor accommodation. All doors leading off.

RECEPTION 2 (13' 1" x 9' 10") or (4.00m x 3.00m)

Skimmed ceiling. Coving. Emulsioned walls with papered feature wall. Front facing PVCu window. Radiator. Karndean wood effect flooring.

OPEN PLAN LOUNGE/KITCHEN (22' 1" x 15' 3") or (6.73m x 4.66m)

To the lounge area:

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect vinyl flooring. Sliding PVCu double glazed doors into Conservatory.

To the kitchen area:

Skimmed ceiling. Inset spotlights. Emulsioned walls with ceramic tiles to splash back areas. Rear facing PVCu double glazed window. Kitchen is fitted with a range of pale grey shaker style floor and wall cupboards with laminate worktops. Breakfast bar with seating area and storage cupboards below. Stainless steel one and half sink and drainer with mixer tap. One of the cupboards housing combi boiler. Five ring gas hob range cooker with double oven and grill. Stainless steel splash back and over head extractor hood. Under counter space for washing machine. Space for side by side fridge and freezer. Integrated dish washer. Radiator. Ceramic floor tiles.

CONSERVATORY (9' 10" x 9' 3") or (2.99m x 2.83m)

Emulsioned ceiling, inset spot light, half emulsioned wall, wood effect ceramic floor tiles, radiator, wrap around windows with vertical blinds and french PVCu doors leading to the rear garden.

DOWNSTAIRS W.C.

Skimmed ceiling. Inset spot lights. Half emulsioned half ceramic tiled walls. Room fitted with a two piece suite comprising of pedestal wash hand basin with chrome mixer tap and w.c. Radiator. Ceramic floor tiles.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Radiator. Front facing PVCu window with vertical blind. Built in storage cupboard housing water tank. Fitted carpet. Doors leading off.

BEDROOM 1 (10' 10" x 9' 7") or (3.30m x 2.93m)

Skimmed ceiling. Emulsioned walls. Radiator. Rear facing PVCu window with vertical blind. Fitted carpet. Door to ensuite.



EN SUITE

Skimmed ceiling. Inset spot lights. half emulsioned walls half ceramic wall tiles. Radiator. Side facing frosted PVCu window with blind. Room fitted with a three piece suite comprising of w.c. pedestal wash hand basin with chrome mixer tap and built in shower with wall mounted shower and bi-fold glass doors. Vinyl floor covering.

BEDROOM 2 (13' 9" x 9' 10") or (4.18m x 3.00m)

Skimmed ceiling. Emulsioned walls. Radiator. Front facing PVCu window with vertical blind. Floor to ceiling sliding door wardrobes. Fitted carpet.

BEDROOM 3 (12' 1" x 7' 7") or (3.68m x 2.32m)

Skimmed ceiling. Emulsioned walls. Radiator. Rear facing PVCu window with vertical blind. Fitted carpet.

BEDROOM 4 (11' 2" x 7' 3") or (3.40m x 2.22m)

Skimmed ceiling. Emulsioned walls. Radiator. Front facing PVCu window with vertical blind. Fitted carpet.

FAMILY BATHROOM (9' 3" x 7' 3") or (2.81m x 2.20m)

Emulsioned ceiling. Inset spot lights. Half emulsioned walls half ceramic wall tiles. Radiator. Side facing frosted PVCu window with blind. Room fitted with a three piece suite comprising of w.c., pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap and shower attachment. Ceramic floor tiles.

OUTSIDE

Enclosed garden to the front and side, laid to lawn with mature trees and shrubs. Driveway to the side for parking of two cars. Wooden gate giving access to rear garden.

Attractive wrap around rear garden bounded by wooden fencing with patio area ideal for garden furniture. Garden leads round to a further patio area with wooden shed and raised beds. Steps leading up to lawn and planted rockery bed. Wooden gate leading to driveway and single garage.

GARAGE

Access via traditional up and over door.


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		
(69-80) C		
(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