

Payton
Jewell
Caines



Swan Road, Baglan, Port Talbot, Neath Port
Talbot. SA12 8BN

£150,000

PJC PAYTON
JEWELL
CAINES

Swan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8BN

We are pleased to present to the market this two bedroom detached property situated in Baglan, close to local schools, shops, amenities and the M4 corridor. Ideal for first time buyers or someone who is looking to downsize.

£150,000

- Two bedroom detached house
- Two reception rooms
- Utility room
- Home study
- No ongoing chain
- Council band D/EPC D



DESCRIPTION

We are pleased to present to the market this two bedroom detached property situated in Baglan, close to local schools, shops, amenities and the M4 corridor. Ideal for first time buyers or someone who is looking to downsize.

Accommodation briefly consists of hall, two reception rooms, kitchen, utility room and porch. To the first floor two bedrooms, bathroom, home study and storage room. To the outside front rear gardens. Driveway leading to car port.

HALLWAY

Access via PVCu part glazed front door. Papered ceiling. Papered walls. Radiator. Staircase to first floor. Understair storage. Fitted carpet. All doors leading off.

RECEPTION 1 (14' 8" x 12' 1") or (4.46m x 3.69m)

Papered ceiling. Papered walls. Rear and side facing PVCu double glazed windows. Radiator. Focal point to the room is marble hearth, back plate and wooden mantle with inset gas fire. Fitted carpet.

RECEPTION 2 (11' 11" x 9' 11") or (3.63m x 3.03m)

Papered ceiling. Papered walls. Front facing PVCu double glazed window. Focal point to the room is a tiled hearth and fire surround and inset electric fire. Radiator. Fitted carpet.

KITCHEN (9' 11" x 6' 5") or (3.01m x 1.95m)

Papered ceiling. Floor to ceiling ceramic wall tiles with one papered wall. Side facing PVCu double glazed window. Kitchen is fitted with a range of white gloss wall and base units with worktops. Stainless steel sink and drainer with mixer tap. Laminate wood effect flooring. Door into:

UTILITY ROOM (6' 3" x 4' 9") or (1.91m x 1.45m)

Papered ceiling. Floor to ceiling ceramic wall tiles with one wall papered. Rear facing glazed window. Free standing gas cooker with overhead extractor hood. Wood effect laminate flooring. Door into:

LARDER STORAGE AREA

Skimmed ceiling. Floor to ceiling ceramic wall tiles. Rear facing wood effect glazed window. Room is fitted with wall and base units and complementary work tops. Wood effect laminate flooring.

PORCH

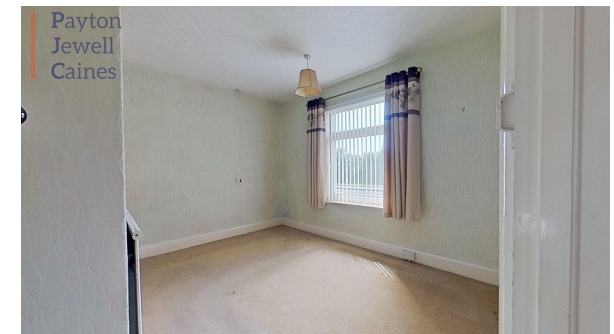
Skimmed ceiling. Emulsioned walls. Two side facing double glazed panels. One rear facing double glazed window. PVCu frosted double glazed door. Carpet.

LANDING

Papered ceiling. Papered walls. Side facing PVCu double glazed window. Fitted carpet. All doors leading off.

BEDROOM 1 (11' 11" x 9' 11") or (3.64m x 3.03m)

Papered ceiling. Papered walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.



BEDROOM 2 (11' 11" x 9' 11") or (3.64m x 3.03m)

Papered ceiling. Papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

HOME OFFICE (6' 6" x 6' 5") or (1.97m x 1.96m)

Papered ceiling. Loft access hatch. Papered walls. Side facing PVCu double glazed window. Radiator. Fitted carpet.

BATHROOM (10' 4" x 9' 2") or (3.15m x 2.80m)

Papered ceiling. Floor to ceiling ceramic wall tiles. Side facing PVCu frosted double glazed window. Wall mounted chrome heated towel rail. Room is fitted with a four piece suite comprising w.c., wash hand basin set in vanity unit, panelled bath and shower cubicle with wall mounted shower. Storage cupboard housing combi boiler. Ceramic floor tiles.

STORAGE ROOM (6' 6" x 3' 5") or (1.97m x 1.05m)

Papered ceiling. Papered walls. Picture rail. Front facing PVCu double glazed window. Shelving. Fitted carpet.

OUTSIDE

The front is bounded on three sides by wall and wrought iron gates. Driveway leading to car port. Paved area with flower beds and potted plants.

The rear garden is bounded on three sides by wall. Tiered garden. The first tier is a paved area and raised paved sun terraces. Stone built outhouses. Path leading to raised sun terrace with raised flower beds planted with shrubs and trees. Steps leading to wooden storage shed. Further steps leading to second tier which has raised flower beds planted with shrubs. Steps leading to paved sun terraces and further steps leading to more sun terraces.


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		80
(55-68) D	57	
(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