



PAYTON
JEWELL
CAINES

Birch Road, Baglan, Port Talbot, Neath Port
Talbot. SA12 8PN

Offers Over
£180,000

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We are pleased to present this recently refurbished three bedroom semi detached home, located in the desirable Baglan area close to local schools, shops, amenities and good transport links. The property is beautifully presented throughout. Ideal family home.

Offers Over £180,000

- Traditional three bed semi detached house
- Open plan kitchen/lounge/dining
- Modern fitted bathroom
- Enclosed rear garden with patio and decking
- No ongoing chain



DESCRIPTION

We are pleased to present this recently refurbished three bedroom semi detached home, located in the desirable Baglan area close to local schools, shops, amenities and good transport links. The property is beautifully presented throughout. Ideal family home.

Accommodation briefly consist of hallway, open plan lounge/diner/kitchen and downstairs W.C. To the first floor three bedroom and family bathroom.

HALLWAY

Access via PVCu front door. Front facing frosted PVCu double glazed window. Stairs to first floor. Under stair storage. Wood effect laminate floor. Door into:

OPEN PLAN LOUNGE/KITCHEN/DINER (22' 2" x 18' 1") or (6.75m x 5.50m)

Skimmed ceiling. Inset led spotlights. Emulsioned walls.

The kitchen over looks the front via PVCu double glazed window with vertical blinds. Kitchen is fitted with a range low level and wall mounted cabinets in handle free graphite matt finish with a complementary roll top work surface and ceramic tiles to splash back areas. Inset one and half sink with mixer tap and drainer. Integrated electric oven with electric hob and over head extractor hood. Integrated fridge and freezer.

Integrated washer/dryer.

The lounge/diner over looks the rear via PVCu double glazed window. Laminate floor. PVCu double glazed french doors leading to garden.

W.C.

Skimmed ceiling. Inset led spotlight. Emulsioned walls. Wall mount extractor. W.C. in white with corner wash hand basin with chrome waterfall tap and storage below. Ceramic tiles to splash back. Wall mounted heated towel rail. Laminate floor.

LANDING

Via stairs with fitted carpet with wooden balustrade and glass finish. Skimmed ceiling. Access to loft hatch with pull down ladder. Emulsioned walls. Front facing PVCu double glazed window. Fitted carpet.

FAMILY BATHROOM

Frosted glazed PVCu window to side. Skimmed ceiling. Ceiling mounted extractor. Full height ceramic tiles to wall and floor. Three piece suite in white and high gloss grey comprising w.c., wash hand basin with vanity shelf with storage below and p shaped bath overhead plumbed shower with hand held shower and rain water head. Vertical modern upright radiator.

BEDROOM 1 (13' 1" x 11' 6") or (4.0m x 3.50m)

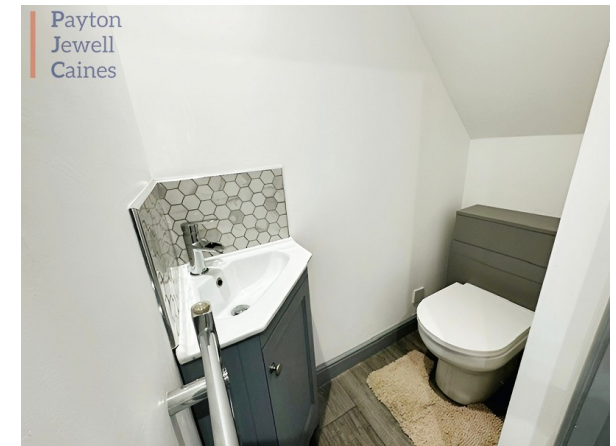
Overlooking the rear via PVCu double glazed window. Skimmed ceiling Emulsioned walls. Fitted carpet.

BEDROOM 2 (11' 10" x 8' 10") or (3.60m x 2.70m)

Overlooking the rear via PVCu double glazed window. Skimmed ceiling. Emulsioned walls. Fitted carpet.

BEDROOM 3 (9' 6" x 7' 7") or (2.90m x 2.30m)

Overlooking the front via PVCu double glazed window. Skimmed ceiling. Emulsioned walls. Fitted carpet.



OUTSIDE


To the front is a three tiered patio. Pathway to the front door. Side gate access leading to rear of garden. Enclosed rear garden laid to patio lead to an enclosed decking area. Steps leading down to a lawn area. Brick built storage.

NOTES



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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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.



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