

Payton
Jewell
Caines



Old Road, Baglan, Port Talbot, Neath Port
Talbot. SA12 8LL

£184,950

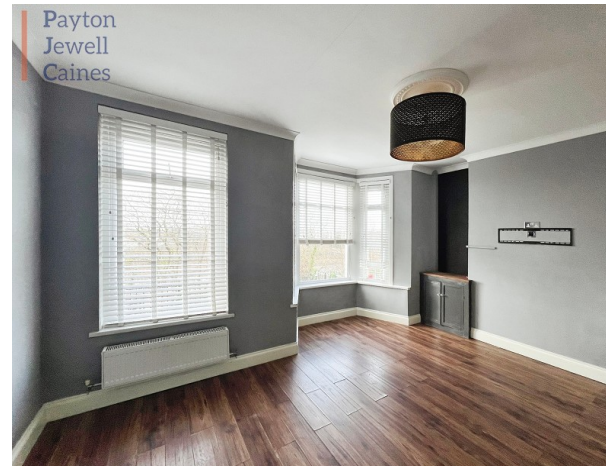
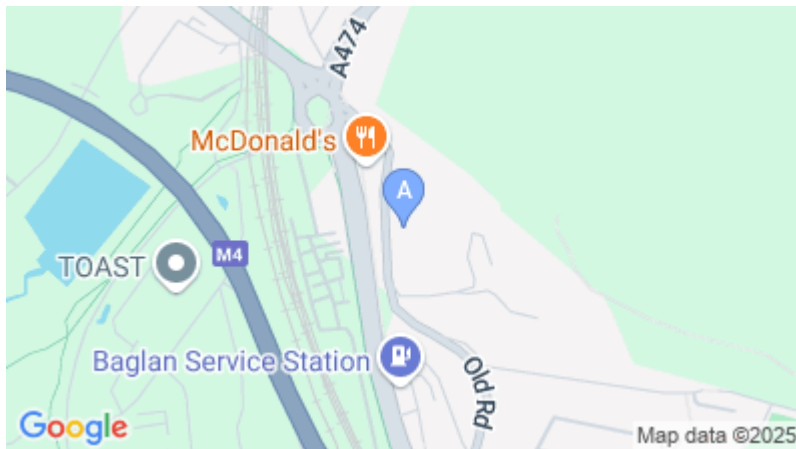


Old Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8LL

With spectacular views overlooking the surrounding area, this beautifully presented three bedroom traditional build semi-detached house would be ideal for any growing families. Early viewing is highly recommended.

£184,950 - Freehold

- Three bedroom semi detached house
- Boasting beautiful views
- Two reception rooms
- Fitted kitchen
- No ongoing chain
- EPC D/council tax band B



DESCRIPTION

Early viewing is essential to fully appreciate the spectacular views offered by the elevated position of this three bedroom traditional build semi-detached house. This property benefits from good access to local shops and Ty Plant Community Nursery making it ideal for growing families. With permit parking to the front street and close proximity to local public transport, you will easily be able to access Port Talbot town centre with all amenities included. Property is offered with NO ONGOING CHAIN.

Accommodation briefly comprises to ground floor entrance hall, two reception rooms, sun room and kitchen. To the first floor three bedrooms and family bathroom.

HALLWAY

Access via composite part glazed front door. Skimmed ceiling. Coved. Part emulsioned part papered walls. Wood effect laminate flooring. Staircase leading to first floor. Two storage cupboards with one housing the wall mounted combi boiler. Doors leading off.

RECEPTION 1 (15' 7" x 12' 10") or (4.75m x 3.90m)

Skimmed ceiling. Coved. Emulsioned walls. Two front facing PVCu double glazed windows one set within bay. Two radiators. Wood effect laminate flooring. Half height storage built into one alcove housing gas meter.

RECEPTION 2 (12' 8" x 10' 2") or (3.85m x 3.11m)

Skimmed ceiling. Coved. Emulsioned walls. Radiator. Wood effect laminate flooring. Built in storage cupboard to one of the alcoves. Opening into:

SUN ROOM (5' 11" x 3' 11") or (1.80m x 1.20m)

Frosted poly carbonate sloped roof. Wood framed single glazed windows to the rear. Emulsioned walls. Wood effect laminate flooring.

KITCHEN (9' 9" x 7' 7") or (2.98m x 2.32m)

Skimmed ceiling. Coved. Inset spotlights. Part emulsioned part tiled to splash back areas. Rear facing PVCu double glazed window. Side facing frosted PVCu double glazed window. PVCu part frosted double glazed door leading out to rear garden. Tiled flooring. Kitchen is fitted with a range of wall and base units with a complementary work top. Inset one and half stainless-steel sink and drainer with mixer tap. Undercounter space for washing machine. Space for upright fridge freezer. Built in four ring induction hob with overhead extractor fan and oven below.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Side facing frosted PVCu double glazed window. Fitted carpet. Built in half height storage cupboard housing electric consumer unit. All doors leading off.

FAMILY BATHROOM (9' 2" x 5' 0") or (2.79m x 1.53m)

Skimmed ceiling. Coved. Inset spotlights. Part emulsioned part tiled walls. Front facing frosted PVCu double glazed window. Radiator. Room is fitted with a four-piece suite comprising low level W.C., wash hand basin with chrome mixer tap set within a dark grey vanity unit, free standing bath with hand held shower attachment and shower cubicle housing chrome shower with a rain fall shower head and glass sliding door. Extractor fan.



BEDROOM 1 (12' 5" x 11' 0") or (3.78m x 3.36m)

Skimmed ceiling. Coved. Emulsioned walls. Front facing PVCu double glazed window set within bay. Radiator. Fitted carpet.

BEDROOM 2 (10' 11" x 10' 8") or (3.34m x 3.24m)

Skimmed ceiling. Coved. Emulsioned walls. Rear facing PVCu tilt and turn double glazed window. Radiator. Wood effect laminate flooring.

BEDROOM 3 (9' 10" x 8' 5") or (3.00m x 2.56m)

Skimmed ceiling. Coved. Inset spotlights. Emulsioned walls. Rear facing PVCu double glazed tilt and turn window. Radiator. Grey effect laminate flooring.

OUTSIDE

The front garden is bounded on three sides by wall. The garden is tiered. Steps leading up to front door. The first tier is laid to lawn with a graveled area and planted shrubs. Second tier laid to patio.

Side access gate.

The rear garden is enclosed and bounded by wood panel fencing. Block built storage shed. Wooden storage shed currently used to store recycling. The garden is tiered with steps leading up. The first and second tier is laid to lawn. The top tier is a raised decked area.


NOTE

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		83
(69-80) C		
(55-68) D	68	
(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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