

Payton
Jewell
Caines



Dinas Baglan Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8AF

£350,000

PJC PAYTON
JEWELL
CAINES

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THE WOW FACTOR! We are pleased to offer this well presented THREE BEDROOM DETACHED property which has spectacular views over Swansea bay. This property has good links to the M4 corridor and is close to local shops and amenities. Would make a perfect family home.

£350,000 - Freehold

- Three bedroom detached house
- Modernised to a high standard throughout
- Detached garage converted into office space
- Good off road parking
- Spectacular views over Swansea bay
- Council Tax E/EPC C.



DESCRIPTION

A spacious three bedroom detached property modernised to a high standard throughout. Early viewing is highly recommended.

Accommodation briefly comprises to the ground floor a welcoming hall, downstairs toilet, two reception rooms and a large kitchen. To the first floor three bedrooms, bathroom with separate toilet. Externally driveway with parking spaces, detached garage converted into office space, garden to front and rear.

This property offers a superbly presented family home with quality finishes throughout. The kitchen includes a range cooker, American style fridge freezer and wine cooler and opens into a beautiful dining area with wood burning stove. With its elevated position there are beautiful views over Aberavon seafront over to Mumbles.

Key Features

FREEHOLD

Converted garage into lovely home office

Good off road parking

Access via a shared private driveway

Large elevated, tiered rear garden

MUST BE VIEWED!

ENTRANCE PORCH

Tiled roof. Double glazed PVCu units above half brick walls. Half glazed PVCu door leading into porch. Painted wood ceiling. Brick wall. Three wood painted panel walls. Ceramic tiled floor. Door leading to:

HALLWAY

Access via original wooden door with decorative stain glass panes. Skimmed ceiling. Centre pendant light fitting. Emulsioned walls. Dado rail. Round stain glass window. Designer period radiator. Solid wood parquet flooring. Stairs leading to first floor. Under stair storage cupboard. All doors leading off.

RECEPTION 1 (13' 1" x 12' 8") or (4.0m x 3.86m)

Emulsioned ceiling. Centre ceiling pendant light. Emulsioned walls. Picture rail. Triple glazed PVCu window set within bay to front of property. Designer period radiator. Tiled hearth with wooden mantle. Solid wood flooring.

RECEPTION 2/DINING ROOM (12' 8" x 12' 0") or (3.87m x 3.65m)

Emulsioned ceiling. Centre ceiling pendant light. Emulsioned walls. Picture rail. Triple glazed PVCu window to front of property. Designer period radiator. Slate hearth with pewter surround and mantle. Inset wood burner. Solid wood flooring.



OPEN PLAN KITCHEN (16' 5" x 11' 6") or (5.0m x 3.50m)

Emulsioned ceiling with inset spotlights. Two velux windows. Emulsioned walls. Tiled splash back areas. Wall mounted designer period style radiator. Kitchen is fitted with Laura Ashley style centre island with inset porcelain Belfast sink with chrome hot and cold mixer tap. A range of wall and base units. Free standing six ring gas range cooker with double oven and grill. Exactor fan above. Space for fridge freezer. Integrated double door wine cooler. Integrated dishwasher and washing machine. One of the cupboards houses the combination gas boiler. Double glazed PVCu french doors leading to rear of property. Laura Ashley ceramic floor tiles.

DOWNSTAIRS W.C.

Emulsioned walls. Centre ceiling pendant light fitting. Part emulsioned part ceramic tiled walls. Triple glazed PVCu window to the side of property. Designer radiator and towel rail. Two piece suite comprising white ceramic sink set in vanity unit. W.C with high level system. Ceramic tiled flooring.

FIRST FLOOR LANDING

Emulsioned ceiling. Inset spotlights. Centre ceiling pendant light fitting. Emulsioned walls. Picture rail. Triple glazed PVCu window to side of property. Designer period radiator. Fitted carpet. All doors leading off.

BEDROOM 1 (15' 8" x 12' 2") or (4.78m x 3.72m)

Emulsioned ceiling. Centre ceiling chandelier light fitting. Emulsioned walls. Picture rail. One feature panelled wall. Triple glazed PVCu window set within bay. Original tiled hearth with slate fire place and wooden surround. Designer period style radiator. Solid wood floor boards.

BEDROOM 2 (12' 7" x 10' 10") or (3.84m x 3.31m)

Emulsioned ceiling. Centre ceiling chandelier light fitting. Emulsioned walls. Picture rail. Triple glazed PVCu window to the front of property. Tiled hearth original pewter fire place. Period style radiator. Wooden floor boards.

BEDROOM 3 (9' 0" x 8' 6") or (2.74m x 2.59m)

Emulsioned ceiling. Loft access hatch with drop down ladder. Centre pendant light fitting. Emulsioned walls. Picture rail. Period style radiator. Triple glazed PVCu window to rear of property. Fitted carpet.

BATHROOM AND SEPARATE WC (6' 7" x 5' 6") or (2.0m x 1.68m)

Emulsioned ceiling. Flush ceiling light. Exactor fan. Floor to ceiling ceramic wall tiles. Period style radiator and heated towel rail. Triple glazed frosted PVCu window to rear of property. Two piece white suite comprising wash hand basin on vanity stand. Bath tub with shower attachment and rain fall shower head. Ceramic floor tiles.

W.C

Emulsioned ceiling. Flush light fitting. Part emulsioned part ceramic tiled walls. Triple glazed frosted PVCu window to the rear of property. White W.C. Ceramic floor tiles.

DETACHED GARAGE CONVERTED INTO HOME OFFICE

Brick built with tiled roofing. Velux window and french doors. Skimmed ceiling. Skimmed walls. Power with many power points. Fitted carpet.



OUTSIDE

Approach to property is via shared drive way leading to ample parking. Which has been laid with imprinted concrete. Steps leading up through the front garden to the property. Front garden has got large sun terrace with recently fitted balustrade.

Rear garden.

Set on tiered levels. At house level there is a courtyard area that has been paved, leads to side and front of property.

Brick built shed with tiled roof. Double glazed frosted PVCu window. PVCu door leading into shed. Emulsioned throughout and currently used a utility room.

Path leading up to rear garden. Hard landscaped to high standard.

First tier Mainly laid to astro turf with mature trees. Dry stone wall features in the next tiers leading up to the top tier.

The top tier has been laid to astro turf with wooden decked area. Mature trees. Steps leading up to the rest of garden.


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		84
(69-80) C	71	
(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

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