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37 Cae Canol
Baglan,
Port Talbot,
SA12 8LX

37 Cae Canol

Asking price Offers in the region of
£270,000

An extremely well presented four bedroom detached family home, located within a small sought after residential development of Baglan. The development of Cae Canol is on the periphery of Baglan, offering convenient commuter access to the M4, as well as being near local amenities, reputable schools and scenic coastal promenade walks.

A beautifully presented four bedroom detached property.

Located on the sought after development of Cae Canol.

Nestled at the head of a quiet cul-de-sac.

Available to purchase with no ongoing chain.

Within walking distance to local village amenities and reputable schools.

Offering convenient commuter access to the M4 and A48.

Less than a ten minute drive to enjoy scenic promenade walks.

Driveway off road parking for two/three cars plus a detached garage.

Enjoying breathtaking coastal views to the front and rear.

Low maintenance enclosed rear garden.





The property is entered via a UPVC and glazed panel door into an entrance hallway, laid to laminate wood flooring and offering doorways leading to the lounge and cloakroom.

The lounge is located to the front of the property and is a light and spacious room, with the fitted staircase providing access to the first floor accommodation. It benefits from a continuation of the same wood laminate flooring as the hallway, offers a large UPVC double glazed window to the front enjoying far ranging views and features an ornate electric stove fireplace with wood surround to one wall. A doorway to the rear of the room provides access through into the kitchen/diner.

The kitchen/diner is a light and airy space benefitting from a set of UPVC sliding patio doors to the rear, giving light, access and views of

the garden, plus a further UPVC double glazed rear window within the kitchen area. Within the dining area, a doorway opens into a useful understairs storage cupboard/pantry. The dining area can comfortably house a large dining table and chairs and the floor has been laid with a herringbone effect vinyl flooring that extends into the kitchen area. The kitchen has been fitted with a range of contemporary base and wall mounted units, with a dark laminated worksurface over. The kitchen offers space for an American style fridge/freezer, washing machine, slim line dishwasher and benefits from an integrated fitted electric fan oven with a four ring gas hob over and a stainless steel sink unit.

The cloakroom to the ground floor has been fitted with a modern two piece suite comprising; low level WC and a vanity wash hand

basin with cupboard storage below. It benefits from laminate wood flooring and an obscure UPVC double glazed window to front.

To the first floor the stairs, landing and all four bedrooms now benefit from new fitted carpet flooring. The landing gives access to all four bedrooms, the family bathroom and a useful storage cupboard. The four bedrooms consist of two comfortable sized double bedrooms and two well proportioned single bedrooms. Each bedroom offers a UPVC double glazed window.

The family bathroom has been fitted with a white three piece suite comprising; panel bath with over bath electric fitted shower, a bi-fold glazed shower screen, low level WC and a vanity wash hand basin with cupboard storage below. There is splashback tiling to all wet areas, fitted tile flooring and an obscure UPVC double glazed window to the side.

Externally the property benefits from an open front area, mainly laid lawn with a paved pathway leading from the driveway to the front and a wooden decked patio area. To the side, a wide tarmac driveway provides off road parking for two/three vehicles ahead of the tall composite and wrought iron double gates, enclosing the rear garden from the front. Beyond the gates, the deceptively large detached garage has a traditional up and over garage door to the front, with a convenient UPVC pedestrian door and window to the side. The low maintenance, generous sized garden is mainly laid to ornate stone clippings, with a wooden decked patio area positioned directly next to the sliding patio doors of the kitchen/diner, offering a sheltered space to enjoy.





Directions

For satnav users SA12 8LX

Tenure

Freehold

Services

All main services and metered.

Council Tax Band D

EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)																							
37, Cae Cerd Rhyol Talbot SA12 8LX	Energy rating C	Valid until:	17 April 2027																				
		Certificate number:	0944-2076-6046-6055-3025																				
Property type		Detached house																					
Total floor area		73 square metres																					
Rules on letting this property																							
Properties can be let if they have an energy rating from A to E.																							
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rental-property-minimum-energy-efficiency-standard-landlord-guidance).																							
Energy rating and score		The graph shows this property's current and potential energy rating.																					
This property's energy rating is C. It has the potential to be B.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																					
See how to improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60																					
<table><tr><th>Score</th><th>Energy rating</th></tr><tr><td>92-100</td><td>A</td></tr><tr><td>81-91</td><td>B</td></tr><tr><td>69-80</td><td>C</td></tr><tr><td>55-68</td><td>D</td></tr><tr><td>39-54</td><td>E</td></tr><tr><td>21-38</td><td>F</td></tr><tr><td>1-20</td><td>G</td></tr></table>		Score	Energy rating	92-100	A	81-91	B	69-80	C	55-68	D	39-54	E	21-38	F	1-20	G	<table><tr><th>Score</th><th>Energy rating</th></tr><tr><td>75</td><td>C</td></tr></table>		Score	Energy rating	75	C
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**33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com**

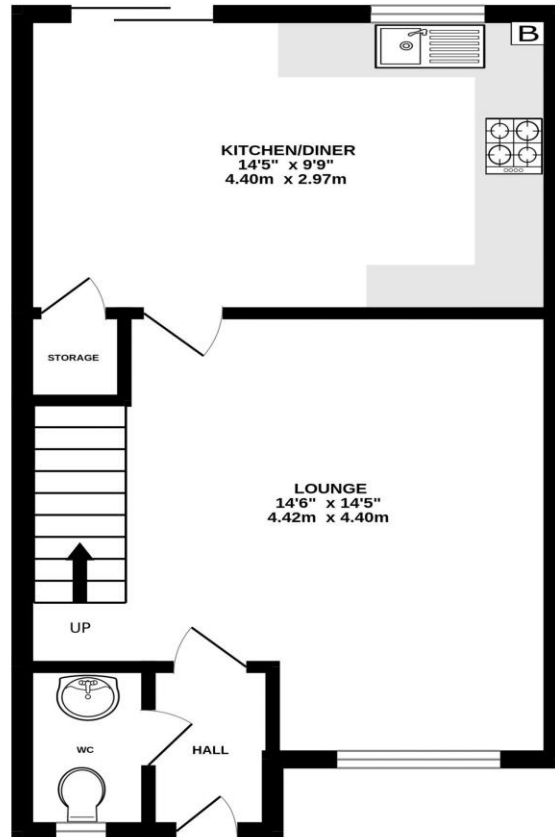
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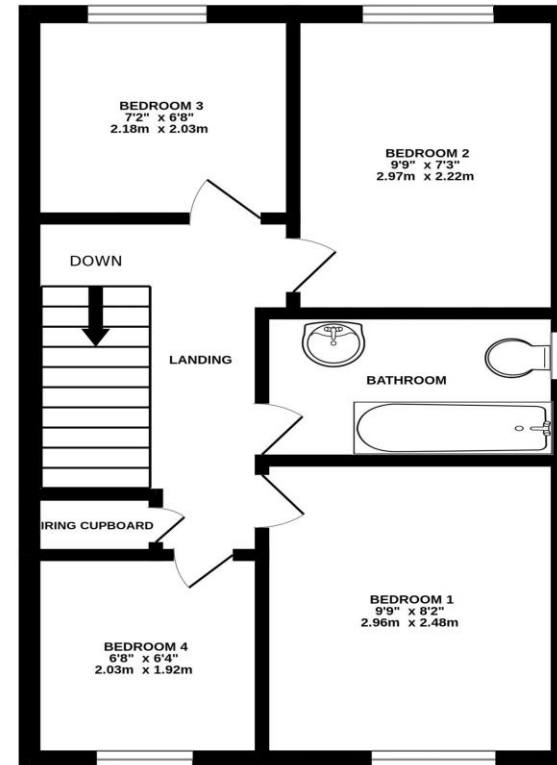
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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