



Brooklyn Gardens, Baglan Moors, Port
Talbot, Neath Port Talbot. SA12 7PJ

£174,995

PJC PAYTON
JEWELL
CAINES

Brooklyn Gardens, Baglan Moors, Port Talbot, Neath Port Talbot. SA12 7PJ

EARLY VIEWING is highly recommended on this semi detached bungalow which is situated within the SOUGHT AFTER residential location of Brooklyn Gardens. The property is within EASY ACCESS of local amenities, supermarkets and the M4 and is available for sale with NO ONGOING CHAIN.

£174,995 - Freehold

- Three bedroom semi detached bungalow
- Fitted kitchen. EPC-D66
- Lounge with bay fronted window
- Built-in wardrobes to bedroom one
- Shower room
- Enclosed rear garden
- Driveway and garage to the side



DESCRIPTION

Brooklyn Gardens is a quiet cul-de-sac which is situated within the popular location of Baglan Moors. Local supermarkets, schools and amenities are all on hand and there are good road and bus links available to Aberavon beach and Port Talbot town centre. Properties rarely come on to the market in this area and early viewing is recommended.

Accommodation briefly comprises entrance hall, kitchen/diner, good size lounge, three bedrooms and a shower room.

Externally there is an enclosed garden to the rear, larger than average garage to the side leading out on to the driveway and low maintenance front garden.

ENTRANCE HALL

Via frosted glass PVCu door. Coving. Painted walls.

KITCHEN/DINER (12' 7" x 12' 4") or (3.83m x 3.76m)

Spotlights. Two PVCu double glazed windows overlooking the front and side. Frosted glass PVCu door leading out on to the side. Fitted kitchen having a range of wall and base units with complimentary work surfaces and ceramic tiling to splashback. Inset sink and drainer. Built-in electric oven and hob with extractor. Plumbing for automatic washing machine. Space for low level fridge and freezer. Breakfast bar. Radiator. Tiled flooring.

LOUNGE (18' 1" x 12' 0") or (5.50m x 3.67m)

Coving. PVCu double glazed bay window overlooking the front. Feature electric fire with hearth, back and surround. Connections for wall mounted television. Double radiator. Laminate flooring.

INNER HALLWAY

Coving. Two built-in storage cupboards, one of which houses a combination boiler.

BEDROOM 1 (13' 3" x 9' 3") or (4.05m x 2.81m)

Ceiling fan PVCu double glazed patio sliding doors leading out on to the rear garden. Built-in wardrobes. Radiator. Laminate flooring.

BEDROOM 2 (9' 7" x 8' 6") or (2.93m x 2.58m)

Coving. PVCu double glazed window overlooking the rear. Radiator. Laminate flooring.

BEDROOM 3

PVCu double glazed window overlooking the rear. Radiator. Laminate flooring.

SHOWER ROOM (6' 8" x 5' 6") or (2.03m x 1.67m)

Spotlights. Coving. Extractor. Frosted glass PVCu window overlooking the side. Three piece suite comprising vanity unit, low level w.c. and walk-in corner shower with glass screens. Tiled walls and flooring.



OUTSIDE


Enclosed tiered garden to the rear which is partly laid to patio and lawn with mature planting beds and greenhouse to remain. There is also a feature pond and shed for storage.
To the side there is a larger than average garage with electric roller shutter door and power supply.
The front garden is low maintenance and laid to chippings with mature planting and pathway leading to the front door.

NOTE

Freehold - however the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(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

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk