



Maes Ty Canol, Baglan, Port Talbot, Neath
Port Talbot. SA12 8UP

Offers Over
£180,000

PJC PAYTON
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OFFERED WITH NO ONGOING CHAIN this THREE BEDROOM DETACHED house in the popular residential location of BAGLAN. With fantastic VIEWS over SWANSEA BAY from the rear of the property, generous accommodation throughout and a detached garage this would make an ideal family home.

Offers Over £180,000 - Freehold

- Three bedroom detached house
- Superb views over Swansea Bay
- No onward chain
- Rear extension
- Two separate reception rooms
- Detached garage
- Popular residential location
- EPC -E53



OVERVIEW

Introducing this three bedroom detached house located in the popular residential area of Baglan. Situated in an elevated position giving this property the vantage point to see over to Swansea Bay and boasts beautiful views of the surrounding area. Offered for sale with no onward chain and with generous accommodation throughout making this an ideal family home.

Accommodation briefly comprises to the ground floor, entrance hall, two reception rooms, cloakroom/ w.c and kitchen. To the first floor there are three bedrooms and a first floor shower room. Externally to the rear there is a tiered garden mainly laid to lawn with a detached garage. To the front of the property there is also an enclosed garden laid to lawn with access around both sides of the property to the rear garden.

ENTRANCE HALL

Enter via frosted glass panel PVCu door with glass panel window to the side into a nice size entrance hall. Staircase leading to the first floor with fitted carpet. Under stair storage. All doors leading off:

CLOAKROOM/W.C

Centre ceiling light. Frosted glass PVCu window to the front with top opener. Low level w.c. and pedestal wash hand basin. Splash back tiling. Fitted carpet.

RECEPTION 1 (21' 6" x 10' 1") or (6.55m x 3.08m)

Two centre lights and coving to the ceiling. Double glazed PVCu window to the rear overlooking the rear garden with superb sea views. Double glazed PVCu window to the side also allowing in plenty of natural light. Radiator. Gas fire. Fitted carpet. Door leading through:

RECEPTION 2 (11' 1" x 10' 9") or (3.38m x 3.28m)

Centre ceiling light. Picture double glazed PVCu window to the front. Radiator. Chimney breast with alcoves either side. Fitted carpet.

KITCHEN (11' 9" x 11' 0") or (3.59m x 3.35m)

Centre ceiling light. There is a double glazed PVCu window to the rear with sea views and another to each side. Glass panel PVCu door giving access out to rear garden. Kitchen is fitted with base units with worktops over and a larder cupboard. Sink and drainer with hot and cold taps with plumbing for an automatic washing machine adjacent. Space for a free standing cooker. Space for free standing fridge freezer. Radiator. Ample space for table and chairs.

FIRST FLOOR LANDING

Centre ceiling light. Loft access. Double glazed PVCu window that allows plenty of natural light in. Continuation of fitted carpet. All doors leading off:

SHOWER ROOM (9' 2" x 4' 10") or (2.80m x 1.47m)

Centre ceiling light. Frosted glass PVCu window to the front. Walk in electric shower with glass screen and curtain. Wall mounted sink unit and low level w.c. Respatex to the walls. Extractor fan. Non-slip flooring.

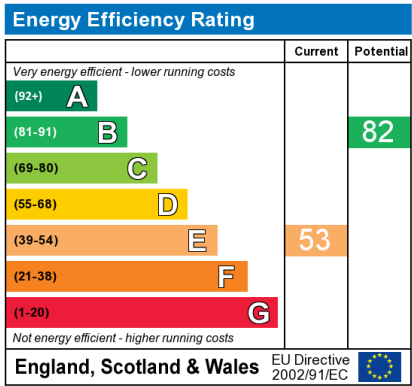
BEDROOM 1 (10' 11" x 10' 2") or (3.33m x 3.11m)

Centre ceiling light. Two wall lights. Double glazed PVCu window the rear with incredible sea views. Radiator. Fitted carpet.



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

Floorplan & EPC



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.



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