



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

Offers Over
£190,000

PJC PAYTON
JEWELL
CAINES

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

Introducing this BEAUTIFUL THREE BEDROOM SEMI DETACHED house in the sought after residential location of BAGLAN. FULLY REFURBISHED to an excellent standard, VIEWING IS HIGHLY RECOMMENDED to appreciate all it has to offer and to take in THE INCREDIBLE VIEWS of the SWANSEA COASTLINE it boasts.

Offers Over £190,000 - Freehold

- Three bedroom semi detached house
- Beautifully refurbished throughout to a high standard
- Available with no onward chain
- Stunning views over Swansea bay
- Off Road parking
- Excellent M4 links
- Sought after residential location



OVERVIEW

Offered with no onward chain we are proud to introduce this beautiful home for sale located in a quiet cul-de-sac in the popular residential location of Baglan. Over the last two years this property has been lovingly refurbished to a extremely high standard throughout and offers a clean modern finish with exceptional attention to detail. Ideally located within walking distance of local schools, shops and has great access to the M4 making this an ideal family home. The incredible views of the Swansea coastline just add to its appeal.

Accommodation briefly comprises to the ground floor, entrance hall, lounge, kitchen/diner and downstairs cloakroom/w.c. To the first floor, landing area, three double bedrooms and a family bathroom.

ENTRANCE HALL

Enter via PVCu door with frosted glass panel and matching side panel in anthracite. Skimmed ceiling with centre light and smoke detector. Skimmed walls. Radiator with chrome valves. Staircase leading to first floor landing. High end quick step luxury vinyl flooring. Large under stair storage cupboard with lighting housing the gas and electric meters with continuation of flooring from entrance hall. All doors leading off:

LOUNGE (11' 1" x 10' 8") or (3.39m x 3.26m)

Skimmed ceiling with feature light. Skimmed walls. Chimney breast with alcoves either side. Double glazed PVCu bow window overlooking the front of the property with matt black Venetian blinds. Modern vertical radiator. Luxury soft feel fitted carpet.

DOWNSTAIRS W.C. (4' 7" x 4' 6") or (1.40m x 1.38m)

Skimmed ceiling with sunken spot lights. Skimmed walls with tiles to splash back. Double glazed PVCu frosted glass window to the front. Back to wall Geberit toilet with soft close seat, Geberit concealed cistern and Geberit flush pipe. Modern three drawer vanity sink unit with waterfall tap. Heated towel radiator. Marble effect tiled flooring.

KITCHEN/DINER (21' 9" x 10' 0") or (6.62m x 3.06m)

Skimmed ceiling with multi- functional sunken spotlights and feature lighting to the breakfast bar area. Skimmed walls. Two double glazed PVCu windows, one to the rear and one to the side with matt black Venetian blinds. Double glazed PVCu french doors that step out onto the rear garden also with matt black Venetian blinds. Kitchen is fitted with a range of wall and base units in contrasting colours with coordinating worktops over. There is an integrated dishwasher, washer/dryer, fridge freezer and double eye level oven. There is also an inset induction hob with glass splash back and extractor hood over. Vertical triple column cast iron anthracite wall hung radiator. Continuation of high end quickstep luxury vinyl tiled flooring from the entrance hall.

STAIRS AND LANDING

Skimmed ceiling with feature light. Loft access. Skimmed walls. Double glazed PVCu window on the turn of the stairs. Hand rail with glass panelled balustrade. Staircase is fitted with luxury soft feel carpet that continues on to the landing. Wall light to the landing. Four doors leading off:



FAMILY BATHROOM (9' 10" x 4' 8") or (2.99m x 1.41m)

Skimmed ceiling with sunken spotlights. Skimmed walls with tiled splash back to shower area. Double glazed frosted glass PVCu window to the front. Three piece suite comprising of Geberit w.c. with a concealed cistern, walk in shower with waterfall shower head and hand held shower, glass shower screen and shower curtain and a three drawer vanity sink unit. Above the concealed cistern there are recessed oak shelves. Vertical heated towel rail. Vinyl flooring in an anthracite tile effect.

MASTER BEDROOM (10' 11" x 10' 9") or (3.34m x 3.27m)

Skimmed ceiling with feature ceiling light. Double glazed PVCu window to the front with matte black Venetian blinds. Radiator with Hudson Reed valves and pipes. Luxury soft feel carpet.

BEDROOM 2 (10' 2" x 7' 6") or (3.09m x 2.29m)

Skimmed ceiling with centre light. Skimmed walls. Large picture double glazed PVCu window with matte black Venetian blinds overlooking the rear of the property with beautiful views over Swansea bay. Radiator with Hudson Reed chrome vales and pipes. Luxury laminate click flooring.

BEDROOM 3 (10' 5" x 7' 7") or (3.18m x 2.30m)

Skimmed ceiling with centre light. Skimmed walls. Picture double glazed PVCu window with matte black Venetian blinds again looking out to the rear of the property with the beautiful views over Swansea bay. Large fitted storage cupboard housing the Worcester Greenstar 30i combination boiler with magnetic system filter. Radiator with Hudson Reed chrome valves and pipes. Luxury soft feel carpet.

OUTSIDE


The first tier of the rear garden is laid to a patio perfect for garden furniture and enclosed by wooden fencing, there are steps with hand rail leading down to a lower patio area. There is a parking bay for up to two vehicles. LAP LED PIR floodlight. A weatherproof seal has been applied to the rear brick wood of the property.

To the front of the property there is a well kept garden where you will find barked flower beds, sculptured trees and an area laid to lawn with a pathway giving access to the front door.



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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(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.



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