



Pentre Afan, Baglan, Port Talbot, Neath  
Port Talbot. SA12 7RL

£215,000

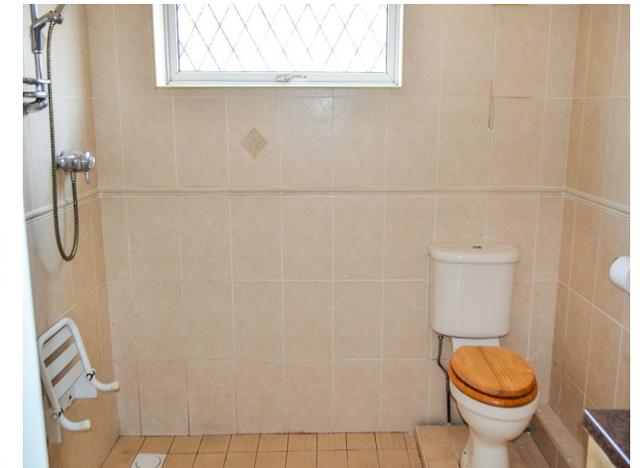


## Pentre Afan, Baglan, Port Talbot, Neath Port Talbot. SA12 7RL

This THREE BEDROOM DETACHED BUNGALOW is situated in the popular residential location of Baglan Moors within walking distance to Western Avenue playing fields. The local school is Ysgol Bae Baglan and the property is in close proximity to local shops , transport links and amenities.

**£215,000 - Freehold**

- Three bedroom detached bungalow
- Front and rear gardens
- Garage
- Large conservatory
- Desirable location
- Council Tax C/ EPC D



## DESCRIPTION

This THREE BEDROOM DETACHED BUNGALOW is situated in the popular residential location of Baglan Moors within walking distance to Western Avenue playing fields. The local school is Ysgol Bae Baglan and the property is in close proximity to local shops, transport links and amenities.

Accommodation briefly comprises lounge, kitchen, bathroom, three bedrooms, conservatory, garage, front and rear gardens.

## HALLWAY

Half glazed PVCu front door leading to hallway. Skimmed ceiling with two pendant lights. Emulsioned walls. Radiator. Built in airing cupboard housing the water tank. Concrete floor.

## LOUNGE AREA (15' 3" x 13' 11") or (4.64m x 4.25m)

Skimmed ceiling with two pendant light fittings. Emulsioned walls. Front facing PVCu double glazed window with fitted vertical blinds. Radiator. Marble hearth and fire surround with inset gas fire. Concrete floor.

## KITCHEN (11' 9" x 6' 9") or (3.59m x 2.05m)

Stippled ceiling with coving and fluorescent strip light fitting. Emulsioned walls with ceramic tiles to splash back area. Radiator. Side facing PVCu window with fitted roller blinds. Half glazed PVCu door with fitted roller blind and side access to rear garden. Room fitted with range of melamine floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with chrome mixer tap. Built in four ring stainless steel gas hob. Built in high level electric oven and grill. Under counter space for washing machine. Space for upright fridge freezer. Ceramic floor tiles.

## BATHROOM (7' 3" x 7' 5") or (2.22m x 2.27m)

Skimmed ceiling with coving and flush light fitting. Floor to ceiling ceramic wall tiles. Side facing frosted PVCu window. Radiator. Room fitted with two piece white suite comprising of w.c. and wash hand basin set in vanity unit with mixer taps. Chrome wall mounted shower. Ceramic floor tiles.

## BEDROOM 1 (11' 11" x 9' 10") or (3.62m x 2.99m)

Papered ceiling with ceiling rose and pendant light fitting. Emulsioned walls. Rear facing PVCu window with fitted vertical blinds. Radiator. Side facing PVCu window with fitted vertical blinds. Concrete floor.

## BEDROOM 2/DINING ROOM (9' 10" x 10' 10") or (3.0m x 3.31m)

Artexed ceiling with pendant light fitting. Emulsioned walls. Radiator. Side facing PVCu window with fitted vertical blinds. Built in double cupboard with shelves. PVCu glazed sliding doors leading to conservatory. Concrete floor.

## BEDROOM 3 (9' 10" x 6' 9") or (2.99m x 2.07m)

Papered ceiling with ceiling rose and pendant light fitting. Emulsioned walls. Front facing PVCu window with fitted vertical blinds. Radiator. Concrete floor.

## CONSERVATORY (18' 4" x 9' 9") or (5.58m x 2.97m)

Polycarbonate roof with track spot light fitting and fitted concertina blinds. Wrap around double glazed PVCu windows with fitted concertina blinds. Double glazed PVCu French doors leading to rear garden. Radiator. Wall mounted light. Ceramic floor tiles.



## FRONT GARDEN

Bounded on three sides by brick wall. Double iron gates leading to block paved driveway leading to single garage at the rear. Laid to lawn with borders planted with mature trees and shrubs

## GARAGE

Single block built garage with up and over door and fibre glass roof. Power going into garage.

## REAR GARDEN

Bounded on three sides by brick wall and wooden fence panels. Sun terrace to rear of property. Steps leading to lawned area leading to foundation base for shed. Aluminium green house. Borders planted with mature trees and shrubs. Side access to the front of property. Side access door leading to garage.

## NOTES

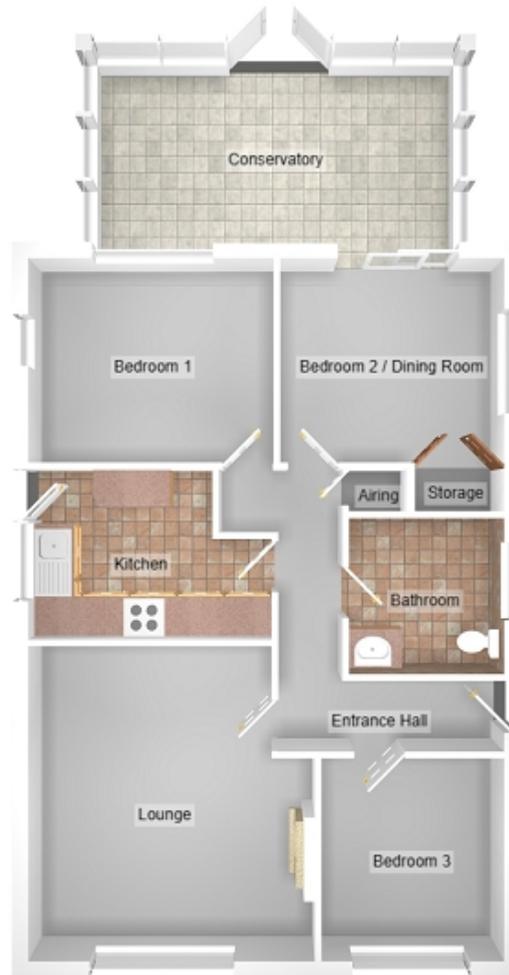
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



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01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)