



Wells Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8PT

£159,950





## Wells Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8PT

We are pleased to offer the opportunity to purchase this three bedroom semi-detached house in the desirable area of Baglan. Property benefits from off road parking as well as a garage to the front of the garden. Offered with NO ONGOING CHAIN.

**£159,950 - Freehold**

- NO ONGOING CHAIN
- Two reception rooms
- Single garage
- Beautiful views to front
- Potential home for first time buyers
- Council tax band C/ EPC D



## DESCRIPTION

We are pleased to present to the market this three bedroom semi-detached traditional build house located in the desirable location ideal for any growing families. Located near the local primary school Ysgol Gynradd Baglan, Evans Bevans playing fields, local shops, amenities and good transport links to Port Talbot Town centre and the M4 corridor. Property benefits from off road parking as well as a garage to the front of the garden. Offered with NO ONGOING CHAIN.

Accommodation briefly comprises hallway, lounge, kitchen / diner, three bedrooms, family bathroom, front and rear gardens boasting spectacular views.

## HALLWAY

Dark wood effect glazed PVCu front door leading to hallway. Papered ceiling with coving and pendant light fitting. Papered walls. Radiator. Fitted carpet. Stairs to first floor accommodation and door into ground floor accommodation.

## LOUNGE (16' 11" x 10' 5") or (5.15m x 3.18m)

Papered ceiling with coving and centre pendant light fitting. Papered walls. Front facing dark wood effect double glazed picture window with fitted vertical blinds and curtains. Feature stone fireplace with marble hearth and gas fire with back boiler. Under stair storage cupboard. Fitted carpet. Slide in door into dining room.

## DINING ROOM (9' 10" x 6' 7") or (3.0m x 2.01m)

Papered ceiling with coving and centre pendant light fitting. Papered walls. Rear facing PVCu double glazed window with curtains. Radiator. Fitted carpet. Glazed partition and opening into kitchen.

## KITCHEN (9' 11" x 6' 7") or (3.01m x 2.0m)

Papered ceiling with coving and fluorescent light fitting. Floor to ceiling ceramic wall tiles. Radiator. Rear facing PVCu window with fitted roller blind. Half glazed PVCu door leading to rear garden. Room fitted with range of white painted floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with chrome mixer taps. Free standing electric cooker. Under counter space for washing machine. Space for upright fridge freezer. Ceramic floor tiles.

## LANDING

Papered ceiling with coving with centre pendant light fitting. Papered walls. Side facing frosted PVCu window. Built in airing cupboard housing the water tank. Fitted carpet. Doors leading off.

## BEDROOM 1 (13' 1" x 8' 4") or (4.0m x 2.53m)

Papered ceiling with coving and centre pendant light fitting. Papered walls. Rear facing PVCu double glazed window with fitted venetian blinds and curtains. Radiator. Wardrobes to remain. Fitted carpet.

## BEDROOM 2 (10' 0" x 8' 1") or (3.04m x 2.47m)

Papered ceiling with coving and centre pendant light fitting. Papered walls. Front facing dark wood effect PVCu window with fitted vertical blinds and curtains. Radiator. Built in double wardrobe with mirrored sliding doors. Fitted carpet.





### **BEDROOM 3 (8' 7" x 6' 0") or (2.61m x 1.83m)**

Papered ceiling with coving and centre pendant light fitting. Papered walls. Front facing dark wood effect PVCu window with fitted vertical blinds and curtain. Radiator. Fitted carpet.

### **FAMILY BATHROOM (8' 0" x 5' 9") or (2.44m x 1.75m)**

Polystyrene tiled ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Vinyl floor covering. Radiator. Side facing frosted PVCu window with fitted roller blinds. Room fitted with three piece white suite comprising w.c., pedestal wash hand basin with chrome mixer taps. Bath tub with mixer taps and wall mounted electric shower with shower head attachment and shower curtain.

### **REAR GARDEN**

Elevated rear garden laid to lawn. Bounded on two sides by block wall. Concrete path leading to side and front garden. Border planted with shrubs and trees. Wooden storage shed.

### **FRONT GARDEN**


Front sun terrace laid with stone pavers. Bounded on two sides by block wall. Steps leading down to single garage with traditional up and over door. Variety of mature shrubs and trees.

### **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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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