

Payton
Jewell
Caines



Church Crescent, Baglan, Port Talbot, Neath
Port Talbot. SA12 8AY

£235,000

 PAYTON
JEWELL
CAINES

Church Crescent, Baglan, Port Talbot, Neath Port Talbot. SA12 8AY

We are pleased to offer to the market this well presented THREE BEDROOM SEMI DETACHED property located in a desirable area of Baglan with good access to local schools, shops, amenities and transport links. Early viewing is recommended on this beautiful family home. Sold with NO ONGOING CHAIN.

£235,000 - Freehold

- Well presented three bedroom semi detached home
- Two bathrooms
- Kitchen/dining room
- Off road parking
- NO ONGOING CHAIN
- EPC C/Council Tax C



DESCRIPTION

We are pleased to offer to the market this well presented three bedroom semi detached property located in a desirable area of Baglan with good access to local schools, shops, amenities and transport links. Early viewing is recommended on this beautiful family home. Sold with no ongoing chain.

Accommodation briefly comprises to the ground floor porch, hallway, reception room, kitchen/dining room and downstairs shower room. To the first floor, three bedrooms and family bathroom. To the outside front and rear gardens and off road parking.

PORCH

Access via composite glazed front door. Emulsioned ceiling. Emulsioned walls. Original tiled floor. Opening into:

HALLWAY

Emulsioned ceiling. Emulsioned walls. Radiator. Stairs to first floor. Under stairstorage cupboard. Fitted carpet. All doors leading off.

RECEPTION 1 (14' 4" x 11' 1") or (4.37m x 3.38m)

Emulsioned ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed bay window. Radiator. Marble hearth and fire surround with inset electric fire. Fitted carpet.

KITCHEN/DINER (18' 7" x 11' 2") or (5.67m x 3.40m)

Emulsioned ceiling. Chrome inset spotlights to kitchen. Feature pendant light fitting to dining area. Coving. Emulsioned walls. Rear facing PVCu double glazed window. Kitchen is fitted with a range of matte grey Shaker style floor and wall cupboards. Granite worktops with inset one and half stainless steel sink and drainer. Five ring stainless steel built in gas hob with overhead stainless steel extractor hood. Built in electric oven below. Built in microwave. Integrated fridge freezer. Integrated dishwasher. Design radiator. Wood effect ceramic floor tiles. PVCu double glazed french doors leading to rear garden.

DOWNSTAIRS SHOWER ROOM (7' 8" x 4' 0") or (2.33m x 1.23m)

Emulsioned ceiling. Inset spotlights. Floor to ceiling ceramic wall tiles. Side facing PVCu frosted double glazed window. Room is fitted with three piece white suite comprising low level W.C., pedestal wash hand basin and walk in double width shower with chrome rain fall head with sliding glass doors. Wall mounted heat towel rail. Ceramic floor tiles.

LANDING

Emulsioned ceiling. Coving. Emulsioned walls. Side facing PVCu frosted glazed panel. Fitted carpet. All doors leading off.

BEDROOM 1 (14' 4" x 10' 11") or (4.36m x 3.34m)

Emulsioned ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed bay window. Built in mirror wardrobes. Radiator. Fitted carpet.

BEDROOM 2 (11' 4" x 10' 6") or (3.46m x 3.21m)

Emulsioned ceiling. Coving. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Built in wardrobes with one housing the combi boiler. Fitted carpet.



BEDROOM 3 (7' 6" x 6' 2") or (2.28m x 1.88m)

Emulsioned ceiling. Loft access hatch. Coving. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

FAMILY BATHROOM (7' 5" x 6' 1") or (2.27m x 1.85m)

Emulsioned ceiling. Inset spotlights. Floor to ceiling ceramic wall tiles. Side facing PVCu frosted double glazed window. Chrome heated towel rail. Room is fitted with low level W.C., pedestal wash hand basin, bath with wall mounted shower. Ceramic floor tiles.

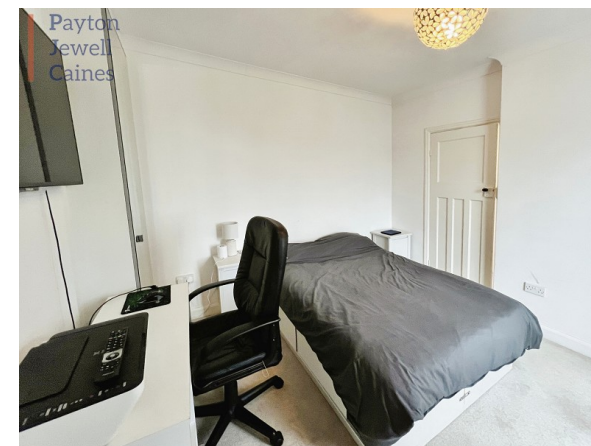
OUTSIDE

To the front the garden is bounded by hedge and brick wall. Tarmac driveway. Garden laid mainly to lawn. Border planted with mature shrubs.

To the rear the garden is bounded by block wall and wood fence. Large rear garden laid mainly to lawn with paved sun terrace. Gravel and planted beds. Wooden side access gate leading to the front. Two wooden storage sheds.


NOTES

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

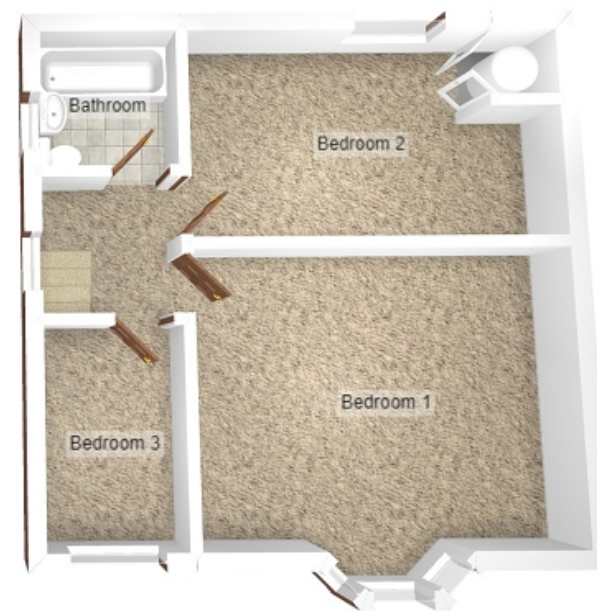
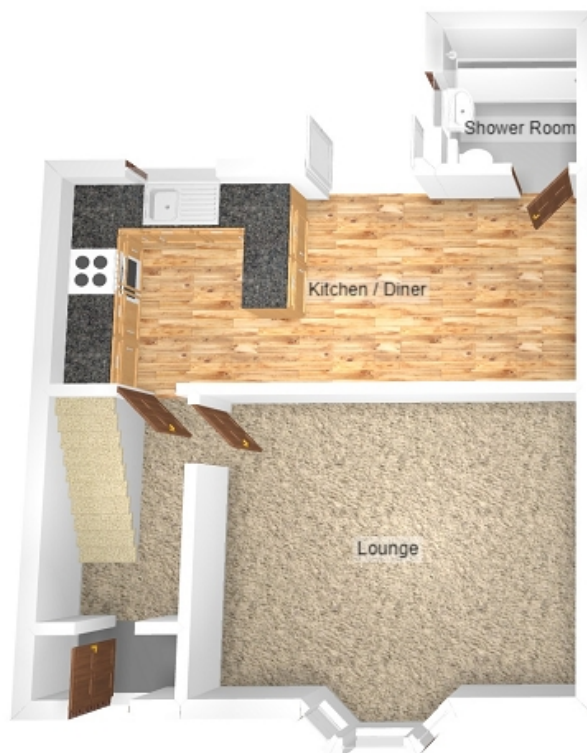


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(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.



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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