

Payton
Jewell
Caines



Tir Onen, Baglan, Port Talbot, Neath Port
Talbot. SA12 8UA

£339,950

PJC PAYTON
JEWELL
CAINES

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Payton Jewell Caines are proud to present to the market this well presented spacious four bedroom house that would make an ideal FAMILY HOME. Early viewing is highly recommended.

£339,950 - Freehold

- Spacious four bedroom detached house
- Two bathrooms
- Vaulted ceiling lounge
- Front and rear gardens
- Off road parking
- EPC D/Council Tax E



DESCRIPTION

Payton Jewell Caines are proud to present to the market this well presented spacious four bedroom house that would make an ideal FAMILY HOME. Located in the desirable area of Baglan, this property benefits from access to local shops, Ysgol Gynradd Baglan Primary School, Blaenbaglan Primary School and local amenities. There is off road parking provided to the front of the property as well as public transport locations within walking distance. Early viewing is highly recommended.

The property briefly consists of two reception rooms, kitchen/diner, downstairs shower room, utility room, four bedrooms and family bathroom. Externally there are both front and rear gardens with off road parking and a storage shed.

ENTRANCE

Access via part double glazed PVCu front door with side double glazed panel leading into hallway. Emulsioned ceiling with pendant light fitting. Emulsioned walls. Solid wood flooring. Radiator. Stairs to first floor accommodation. Doors leading off.

RECEPTION 1 (21' 2" x 13' 7") or (6.44m x 4.15m)

Vaulted and beamed ceiling with pendant light fitting. Emulsioned walls. Solid wood flooring. Two radiators. Inset fireplace with inset gas fire. Front facing PVCu double glazed and leaded window with curtain rail. Rear facing aluminium double glazed sliding doors leading to the garden with curtain pole.

KITCHEN/DINER (20' 8" max x 15' 5" max) or (6.31m max x 4.70m max)

Measurements at widest point

Emulsioned ceiling with feature wooden beams. Pendant light over dining area and spotlight fitting to kitchen. Emulsioned walls with ceramic tiles to splashback areas. Two radiators. Ceramic floor tiles. Kitchen area is fitted with a range of solid wood painted wall and base cupboards with solid wood worktops. One and a half ceramic sink and drainer with copper hot and cold mixer tap. Integrated dishwasher. Space for side by side fridge/freezer. Five double ring range cooker with overhead stainless steel extractor hood. Front facing PVCu double glazed and leaded window. PVCu double glazed sliding door leading to the rear garden. Double wooden doors leading to reception one.

REAR HALLWAY

Emulsioned ceiling with pendant light fitting. Emulsioned walls with dado rail and paper below. Radiator. Ceramic floor tiles. PVCu double glazed door leading to the rear garden. Doors leading off.

RECEPTION 2/BEDROOM 4 (9' 2" x 7' 8") or (2.79m x 2.34m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Wood effect laminate flooring. Radiator. Side and rear facing PVCu double glazed windows.

SHOWER ROOM (6' 7" x 5' 9") or (2.00m x 1.75m)

Emulsioned ceiling with inset spotlights. Emulsioned walls and half ceramic wall tiles. Ceramic floor tiles. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with chrome hot and cold mixer tap, shower cubicle with wall mounted shower. Side facing frosted PVCu double glazed window with fitted Venetian blind.



UTILITY (5' 9" x 4' 11") or (1.75m x 1.50m)

Emulsioned ceiling with flush light fitting. Emulsioned walls. Wood effect laminate flooring. Radiator. Wall mounted gas fired combination boiler. Plumbing for automatic washing machine and space for tumble dryer. Rear facing PVCu double glazed window.

LANDING

Emulsioned ceiling with pendant light fitting and loft access hatch. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (11' 11" x 10' 11") or (3.63m x 3.33m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Across one wall floor to ceiling built in storage with mirrored sliding doors. Front facing PVCu double glazed panel with two doors opening onto the balcony.

BEDROOM 2 (12' 11" x 9' 3") or (3.93m x 2.82m)

Emulsioned ceiling with spotlight fittings. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with curtain pole.

BEDROOM 3 (13' 1" x 7' 11") or (4.0m x 2.42m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted curtain pole.

FAMILY BATHROOM (12' 0" x 8' 0") or (3.66m x 2.43m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls with ceramic tiles to splash back areas. Wood effect laminate flooring. Radiator. Built in storage cupboard. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with chrome hot and cold taps, bathtub with centre fill chrome hot and cold mixer tap and shower attachment. Rear facing PVCu frosted double glazed window.

OUTSIDE

Front garden is bounded by brick wall and hedge. Herringbone paved driveway providing off road parking for several vehicles. Laid mainly to lawn with flower beds and mature shrubs.

Rear garden with sun terrace directly off the house and steps leading down to lawn area. Planted shrubs. Concrete path to rear metal shed. Raised wooden decked area for outside entertaining. Rear garden bounded on three sides by block wall and wood fence. Wooden gate leading to the front of the property.


NOTES

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

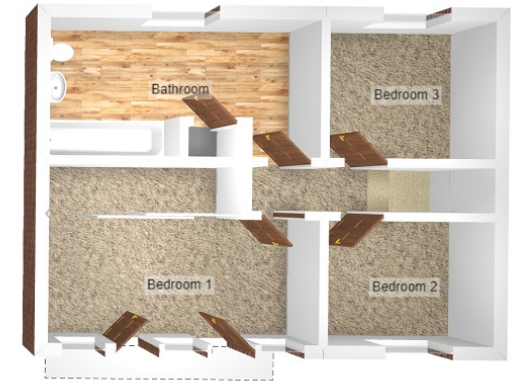


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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