

Payton
Jewell
Caines



Dinas Baglan Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8AF

£175,000



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Early viewing is recommended for this beautifully presented property in the popular area of Baglan with close links to local amenities and transport links to the M4.

£175,000 - Freehold

- Three bedroom semi-detached property
- Beautifully presented throughout
- Spacious kitchen/diner
- Modern fitted spacious bathroom
- Large front and rear gardens
- EPC C/Council tax C



DESCRIPTION

We are pleased to present to the market this three bedroom traditional build semi-detached house set within a popular area of Baglan with close links to local schools, shops and amenities and transport links. The property is beautifully presented throughout and early viewing is recommended.

Property briefly consists of reception room, kitchen/diner, three bedrooms and family bathroom. Externally there is both front and rear gardens.

ENTRANCE

Part glazed PVCu front door with side and top glazed panels leading into hallway. Emulsioned ceiling with coving. Emulsioned walls. Wood effect laminate floor. Understair storage cupboard housing the gas fired combination boiler. Radiator. Doors leading off. Stairs to first floor accommodation.

RECEPTION (14' 2" x 13' 1") or (4.33m x 4.00m)

Emulsioned ceiling. Emulsioned walls. Grey wood effect laminate flooring. Radiator. Front facing PVCu double glazed window with curtain pole. Built in shelves and storage in alcoves. Wooden mantle over fire opening.

KITCHEN/DINER (18' 9" x 14' 7") or (5.72m x 4.45m)

Emulsioned ceiling. Emulsioned walls. Skirting board. Wood effect laminate floor. Radiator with radiator cover. Shelves into alcove. Rear facing PVCu double glazed bay window. Side facing PVCu double glazed window. Rear facing double glazed door. Kitchen fitted with a range of grey gloss units with brushed steel handles. Laminate worktops. White enamel sink and drainer with chrome hot and cold mixer tap. Built in high level electric oven and microwave. Space for an upright fridge/freezer. Island fitted with five ring built in gas hob with an overhead extractor hood.

LANDING

Emulsioned ceiling with loft access hatch and drop down ladder. Emulsioned walls. Fitted carpet. Side facing original single glazed wooden framed stained glass window. Doors leading off.

BEDROOM 1 (14' 5" x 13' 7") or (4.40m x 4.14m)

Emulsioned ceiling. Emulsioned walls. Skirting board. Radiator with radiator cover. Front facing PVCu double glazed bay window with curtain pole. Built in floor to ceiling wardrobes across one wall.

BEDROOM 2 (12' 6" x 12' 6") or (3.81m x 3.80m)

Emulsioned ceiling. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Original fireplace with hearth, mantle and surround. Rear facing PVCu double glazed window with curtain pole.

BEDROOM 3 (7' 3" x 5' 10") or (2.22m x 1.78m)

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



FAMILY BATHROOM (8' 11" x 7' 8") or (2.71m x 2.33m)

Emulsioned ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Wall mounted chrome heated towel rail. Rear facing PVCu double glazed window with fitted roller blind. Fitted with a four piece white suite comprising of low level WC., bathtub with free standing chrome hot and cold mixer tap with shower head attachment. Round vanity wash hand basin set within a wood effect laminate vanity unit. Walk in shower with white shower tray. Chrome wall mounted shower with rainfall head attachment and glass sliding doors.

FRONT GARDEN

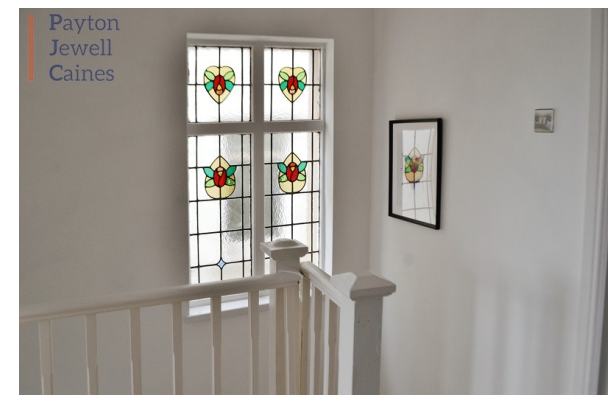
Bounded by block and brick wall and hedge. Laid mainly with concrete with a flower border. Steps leading to front door. Pathway leading to wooden access gate to rear garden.

REAR GARDEN


Mountainside tiered garden set on different levels. Concrete terrace with wood slatted retaining wall. Steps leading to upper levels, one with wooden clad storage shed with flat roof, PVCu side window and courtesy door. Steps leading to further garden levels.

NOTE

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+) 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.



For illustrative purposes only.
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.
All measurements are approximate and not to scale.

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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