

Payton  
Jewell  
Caines



Pentwyn Drive, Baglan, Port Talbot, Neath  
Port Talbot. SA12 8EF

£185,000

 PAYTON  
JEWELL  
CAINES



# Pentwyn Drive, Baglan, Port Talbot, Neath Port Talbot. SA12 8EF

We are pleased to present to the market this three bedroom traditional build semi-detached house located in the highly desirable area of Baglan. Early viewing is highly recommended for this property with NO ONGOING CHAIN.

## £185,000 - Freehold

- Three bedroom semi-detached house
- Spacious lounge/diner
- Upstairs family bathroom
- Off road parking and single garage
- NO ONGOING CHAIN
- EPC D/Council Tax C





## DESCRIPTION

We are pleased to present to the market this three bedroom traditional build semi-detached house located in the highly desirable area of Baglan. Close to local shops, Ysgol Gynradd Baglan Primary School, Blaenbaglan Primary School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this property with NO ONGOING CHAIN.

Property briefly consists of a reception room, kitchen, three bedrooms and family bathroom. Externally there are both front and rear gardens with a single garage and a driveway providing off road parking.

## ENTRANCE

Access via part double glazed PVCu front door with part double glazed side panel leading into hallway. Wallpapered ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double sliding door storage cupboard. Stairs to first floor accommodation. Doors leading off.

## RECEPTION (20' 4" x 11' 11") or (6.20m x 3.64m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Tiled hearth and fire surround. Front facing floor to ceiling PVCu double glazed window with fitted vertical blinds and curtain pole. Rear facing floor to ceiling PVCu double glazed window with fitted Venetian blinds and curtain pole. Door leading into:

## KITCHEN (11' 5" x 7' 9") or (3.47m x 2.36m)

Artex ceiling with fluorescent light tubes. Ceramic wall tiles. Vinyl flooring. Radiator. Built in storage cupboard. Room is fitted with a range of melamine floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with mixer tap. Built in four ring electric hob with built in electric oven below and overhead extractor hood. Undercounter space for two appliances. Space for upright fridge/freezer. Rear facing PVCu double glazed window with fitted vertical blinds.

## LANDING

Wallpapered ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Built in double door storage cupboard housing the gas fired combination boiler. Doors leading off.

## BEDROOM 1 (11' 4" x 9' 7") or (3.46m x 2.93m)

Wallpapered ceiling. Emulsioned walls. Fitted carpet. Radiator. Dark wood four door wardrobe with side drawer unit. Built in storage cupboard. Front facing PVCu double glazed window with fitted vertical blinds and curtain pole.

## BEDROOM 2 (10' 2" x 9' 3") or (3.11m x 2.83m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Range of melamine fitted wardrobes with overhead storage. Rear facing PVCu double glazed window with fitted vertical blinds and curtain pole.

## BEDROOM 3 (10' 6" x 5' 9") or (3.21m x 1.76m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted vertical blinds and curtain pole.



## FAMILY BATHROOM (8' 3" max x 7' 9" max) or (2.52m max x 2.35m max)

\*Measurements at widest point\*

Emulsioned ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Fitted carpet. Radiator. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin, double width shower with wall mounted electric Triton shower and glass sliding doors. Front facing frosted PVCu double glazed window with fitted roller blind.

### OUTSIDE

Front garden is bounded on two sides by brick wall. Laid to lawn with planted shrubs and conifers. Concrete driveway providing ample off road parking for several vehicles. Path to front door and driveway leading to single concrete build garage with traditional up and over door.

Rear garden is bounded on three sides by block and brick wall. Low maintenance garden laid mainly with decorative gravel. Paved sun terrace. Concrete path.


### 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+) <b>A</b>		
(81-91) <b>B</b>		85
(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.



GROUND FLOOR



FIRST FLOOR

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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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)