

Payton
Jewell
Caines



Albion Road, Baglan, Port Talbot, Neath
Port Talbot. SA12 8DB

£160,000

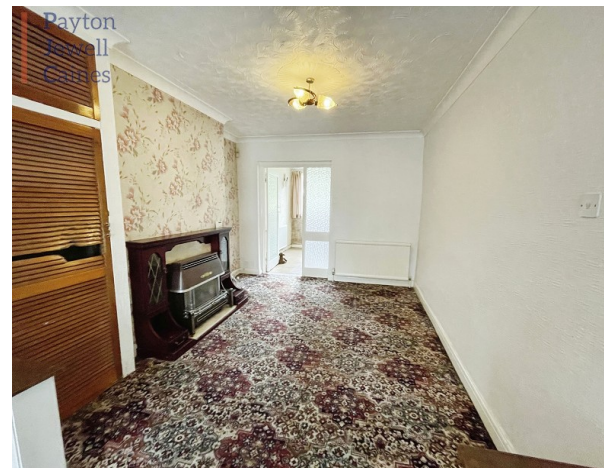
PJC PAYTON
JEWELL
CAINES

Albion Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DB

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

£160,000 - Freehold

- Extended four bedroom semi-detached house
- Two reception rooms
- Downstairs shower room
- Off road parking
- NO ONGOING CHAIN
- EPC D/Council tax C



DESCRIPTION

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

The property briefly consist of two reception rooms, kitchen/breakfast room, downstairs shower room and four bedrooms. Externally there is a front garden providing off road parking and giving access to the storage area and a rear garden.

RECEPTION 1 (15' 8" x 10' 1") or (4.77m x 3.07m)

PVCu double glazed front door into lounge. Artex ceiling. Papered walls. Fitted carpet. Two radiators. Staircase to first floor accommodation with fitted carpet. Understair storage. PVCu double glazed window set within bay to front of property. Opening into:

RECEPTION 2 (11' 8" x 10' 5") or (3.56m x 3.18m)

Artex ceiling. Papered walls. Continuation of the fitted carpet. Radiator. Airing cupboard with radiator and shelving. Gas fire set on marble hearth and back plate with wooden fire surround. Glazed door and panel leading into:

KITCHEN/BREAKFAST ROOM (15' 6" x 9' 6") or (4.73m x 2.89m)

Papered ceiling. Papered walls with wall light facilities. Vinyl flooring. Radiator. Range of wall and base units with complementary worktops. Single drainer sink unit with mixer tap. Built in electric oven, four ring gas hob and over head extractor hood. Space for fridge/freezer. Plumbing for automatic washing machine. Built in cupboard with shelving. Ample space for breakfast table and chairs. Two PVCu double glazed windows to rear of property. Door leading into:

INNER PASSAGE

Polystyrene tiled ceiling. Papered walls. Continuation of vinyl flooring. PVCu part panel part frosted double glazed door to side of property. Door leading into:

DOWNSTAIRS SHOWER ROOM (7' 5" x 4' 10") or (2.27m x 1.47m)

Textured ceiling. Tiled walls with respatex panels to shower area. Vinyl flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin and shower cubical with overhead shower. PVCu frosted double glazed window to side of property.

LANDING

Skimmed ceiling with loft access hatch. Papered walls. Fitted carpet. Doors leading off.

BEDROOM 1 (15' 7" max x 10' 0" max) or (4.76m max x 3.06m max)

Measurements at widest point

Polystyrene tiled ceiling. Papered walls with picture rail. Fitted carpet. Radiator. PVCu double glazed window to front of property.



BEDROOM 2 (14' 1" x 6' 11") or (4.30m x 2.12m)

Skimmed ceiling. Papered walls. Fitted carpet. Radiator. Built in two double door wardrobes with cupboards above. PVCu double glazed window to front of property.

BEDROOM 3 (11' 6" x 8' 8") or (3.51m x 2.65m)

Papered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 4 (8' 8" x 6' 9") or (2.64m x 2.05m)

Papered ceiling. Papered walls. Fitted carpet. Radiator. Wall mounted combination boiler. PVCu double glazed tilt and turn window to rear of property.

OUTSIDE

Front is enclosed and bounded by wall. Off road parking for one vehicle. Low maintenance garden. Rear garden is enclosed and bounded by wall. Terrace garden laid to lawn. Paved patio area ideal for garden furniture.

STORAGE AREA (17' 1" x 6' 8") or (5.21m x 2.03m)


Access via PVCu part panel part double glazed door. Power installed. Wooden door and window to rear garden.

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		83
(69-80) C		
(55-68) D	56	
(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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