



Thorney Road, Baglan, Port Talbot, Neath
Port Talbot. SA12 8LW

Offers In Excess Of
£349,950



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We are pleased to present to the market this well presented SEVEN BEDROOM DETACHED HOUSE located in the popular area of Baglan. Early viewing is highly recommended to appreciate this spacious family home.

Offers In Excess Of £349,950 - Freehold

- Seven bedroom detached house
- Two reception rooms
- Downstairs shower room and upstairs bathroom
- Master bedroom with en suite
- Large garden with off road parking
- EPC C/Council Tax E



DESCRIPTION

We are pleased to present to the market this well presented SEVEN BEDROOM 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. The property benefits from spectacular views overlooking the surrounding area. Early viewing is highly recommended to appreciate this spacious family home.

Property briefly consists of two reception rooms, open plan kitchen/diner, utility room, downstairs shower room, four bedrooms on the first floor, family bathroom, master bedroom with ensuite and two further bedrooms to the second floor. Externally there is a front, side and rear garden with a storage shed and off road parking.

ENTRANCE

Access via composite door with decorative double glazed units and frosted side screeds leading into a welcoming entrance hall. Skimmed ceiling with inset ceiling lights. Emulsioned walls. Tiled flooring. Modern upright radiators. Staircase to first floor accommodation with fitted carpet and glazed balustrade. Storage cabinet. Door leading into:

DOWNSTAIRS SHOWER ROOM (6' 11" max x 5' 10" max) or (2.10m max x 1.79m max)

Measurements at widest point

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Tiled flooring. Room is fitted with a three piece suite in white, comprising low level WC, pedestal wash hand basin, shower cubicle with sliding door and mains fed shower with rainfall over head shower. Modern upright radiator. PVCu frosted double glazed window to rear of property.

RECEPTION 1 (15' 11" x 11' 11") or (4.86m x 3.63m)

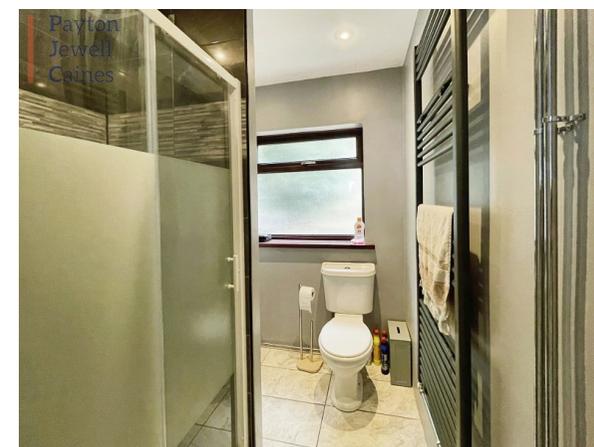
Skimmed ceiling. Emulsioned walls with recessed area ideal for electric fire or wood burner. Fitted carpet. Modern upright radiator. PVCu double glazed window set within bay to front of property boasting spectacular views over surrounding area.

RECEPTION 2 (9' 10" x 9' 9") or (3.0m x 2.96m)

Textured ceiling. Emulsioned walls with one feature wallpapered wall. Laminate flooring. Modern upright radiator. PVCu double glazed window to rear of property.

LOUNGE/DINER/KITCHEN (26' 0" x 11' 11") or (7.93m x 3.63m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Travertine tiled flooring. Kitchen is Howdens and is fitted with a range of wall and base units in a Shaker design with granite work tops. Belfast sink. Built in electric oven and electric hob with concealed extractor hood. Wine cooler fridge. Space for fridge/freezer. Built in dishwasher. Modern upright radiators. French doors leading to side garden with built in blinds. PVCu double glazed bay window to front of property boasting spectacular views overlooking surrounding area. PVCu double glazed window to side of property with built in blinds. Opening leading into:



UTILITY

Skimmed ceiling. Emulsioned walls. Continuation of the travertine floor tiles. Room is fitted with a range of wall and base units with complementary worktops. Plumbing for automatic washing machine. Space for tumble dryer. Built in second oven and microwave. PVCu part panel part double glazed unit to rear of property.

LANDING

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Fitted carpet. Glass balustrade. Staircase leading to upper floor. Built in airing cupboard housing the combination boiler. PVCu double glazed window to front of property boasting spectacular views. Doors leading off.

FAMILY BATHROOM (8' 0" x 6' 8") or (2.43m x 2.03m)

Skimmed ceiling with inset ceiling lights. Half emulsioned and half tiled walls with one feature emulsioned wall. Decorative tiled flooring. Room is fitted with a three piece modern suite on white comprising low level WC, pedestal wash hand basin, panel bath with centre taps, overhead electric shower and shower screen. Chrome towel rail heater. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (16' 0" x 11' 11") or (4.88m x 3.64m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Modern radiator. PVCu double glazed window to front of property boasting spectacular views over surrounding area.

BEDROOM 2 (13' 0" x 11' 11") or (3.95m x 3.62m)

Skimmed ceiling. Emulsioned walls with one feature wallpapered wall. Fitted carpet. Modern radiator. PVCu double glazed window to front of property boasting spectacular views overlooking the surrounding area.

BEDROOM 3 (12' 10" x 10' 0") or (3.90m x 3.05m)

Skimmed ceiling. Emulsioned walls. Laminate flooring. Modern radiator. PVCu double glazed window with fitted blind to side of property, boasting spectacular views overlooking surrounding area.

BEDROOM 4 (9' 11" x 9' 9") or (3.01m x 2.96m)

Skimmed ceiling. Emulsioned walls with one feature wallpapered wall. Fitted carpet. Modern radiator. PVCu double glazed window to rear of property with fitted blinds.

2ND FLOOR ACCOMMODATION

Skimmed ceiling with sloped ceiling to one side offering velux window. Emulsioned walls. Fitted carpet. Modern upright radiator. Doors leading off.

MASTER BEDROOM (20' 9" x 13' 8") or (6.32m x 4.17m)

Skimmed ceiling. Sloped ceiling to one side offering two velux windows with fitted blinds. Emulsioned walls. Fitted carpet. One modern radiator and one upright radiator. Bi-folding double glazed units opening to Juliet balcony. Door leading into:

EN SUITE (8' 0" x 5' 7") or (2.44m x 1.70m)

Skimmed ceiling. Emulsioned walls. Modern tiled flooring. Modern black radiator. Room is fitted with a three piece suite in white comprising low level WC, hand basin set within vanity unit, double shower with overhead rainfall shower head and handheld attachment. PVCu frosted double glazed window to rear of property.



BEDROOM 6 (10' 2" x 9' 2") or (3.09m x 2.79m)

Skimmed ceiling. Sloped ceiling to one side offering velux window. Emulsioned walls. Fitted carpet. Modern radiator.

BEDROOM 7 (11' 3" x 6' 4") or (3.42m x 1.92m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Modern radiator. PVCu double glazed windows to rear of property.

OUTSIDE

Garden to side of property is enclosed and bounded by wall. Laid with Astroturf with wood decked area ideal for garden furniture. Stone gravel border. Footpath leading to rear.

Rear garden has an outdoor tap and planting areas. Garden continues to elevated area and overlaps the neighbouring house and offers potential to use to flatter areas. Footpath continues to other side of property and around to front.

Front is enclosed and bounded with wall. Storage shed. Lawn area to lower level. Footpath and steps leading down to the entrance gate and off road parking for several vehicles with electric power point.

NOTE

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

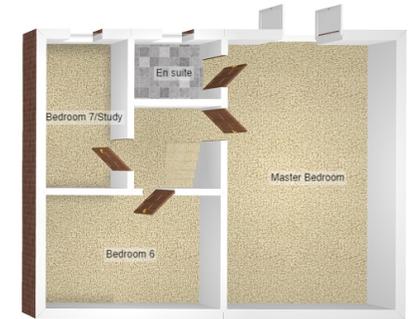
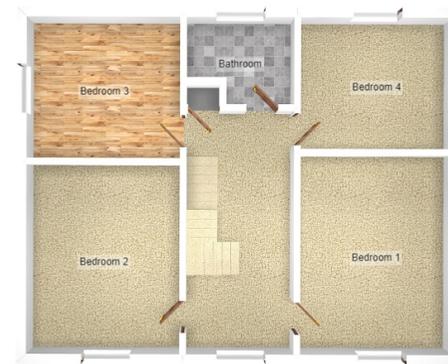


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(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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