

Payton  
Jewell  
Caines



Old Road, Baglan, Port Talbot, Neath Port  
Talbot. SA12 8TT

£190,000

 PAYTON  
JEWELL  
CAINES

# Old Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8TT

We are pleased to present to the market a three bedroom semi-detached BUNGALOW located within the desirable area of Baglan. Early viewing is highly recommended for this property offered with NO ONGOING CHAIN.

## £190,000 - Freehold

- Three bedroom semi-detached bungalow
- Bathroom and WC
- Third bedroom to the dormer
- Front and rear garden with double garage
- NO ONGOING CHAIN
- EPC D/Council tax C



## DESCRIPTION

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

Property briefly consists of lounge, kitchen, WC, bathroom, two bedrooms to the ground floor and a third bedroom to upstairs dormer. Externally there is an elevated front garden and a generous sized rear garden with a double garage.

## ENTRANCE

Access via PVCu double glazed front door leading into entrance hall. Papered ceiling. Papered walls with wall light facilities. Fitted carpet. Radiator. Doors leading off.

## LOUNGE (18' 5" x 11' 1") or (5.62m x 3.37m)

Artex ceiling with coving. Papered walls and two pendant light fittings. Fitted carpet. Shelving and cupboards to each side of the chimney breast wall. Marble hearth to fireplace. Two radiators. PVCu double glazed window to front of property with fitted vertical blinds. French doors with side windows and fitted vertical blinds to rear.

## DINING ROOM (10' 2" x 8' 6") or (3.09m x 2.59m)

Papered ceiling and coving. Papered walls. Fitted carpet. Radiator. PVCu frosted double glazed window to side of property with fitted vertical blinds. Opening leading into:

## KITCHEN (13' 9" x 8' 4") or (4.19m x 2.55m)

Artex ceiling and coving. Emulsioned walls with tiled splash back areas. Vinyl tiled flooring. Room is fitted with a range of base units with complementary work tops. Matching kitchen dresser with glass display cupboards and cupboards below. Electric cooker point. Plumbing for automatic washing machine. One and a half bowl stainless steel sink unit and single drainer with mixer tap. Wall mounted combination boiler. Two PVCu double glazed windows to rear of property with fitted vertical blinds. Two PVCu frosted double glazed doors, one to rear and one to side of property. Door leading into:

## INNER PASSAGE

Skimmed ceiling. Emulsioned walls. Continuation of vinyl flooring. PVCu frosted double glazed window to rear of property. Door leading into:

## W.C.

Skimmed ceiling. Emulsioned walls. Continuation of the vinyl flooring. Room is fitted with a low level WC. PVCu frosted double glazed window to rear of property.

## BATHROOM (7' 1" x 6' 0") or (2.17m x 1.82m)

Artex ceiling and coving. Half emulsioned and half tiled walls. Vinyl flooring. Radiator. Room is fitted with a three piece suite in grey comprising low level WC, pedestal wash hand basin, panel bath with overhead mixer shower tap, shower rail and curtain. PVCu frosted double glazed window to rear of property.



## BEDROOM 1 (12' 1" x 9' 1") or (3.69m x 2.77m)

\*Measurements excludes the built in wardrobes\*

Papered ceiling and coving. Papered walls. Fitted carpet. Radiator. Fitted wardrobes with sliding doors. PVCu double glazed window to front of property with fitted vertical blinds.

## BEDROOM 2 (10' 10" x 8' 11") or (3.29m x 2.71m)

Papered ceiling and coving. Papered walls. Fitted carpet. Radiator. Built in four door wardrobe with cupboards above. PVCu double glazed window to side of property with fitted vertical blinds.

## LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Door leading into:

## BEDROOM 3 DORMER (14' 11" max x 11' 3" max) or (4.55m max x 3.43m max)

\*Measurements at widest point\*

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in storage cupboard. Two walk in storage cupboards with access into attic space. PVCu double glazed window to front of property boasting spectacular views over surrounding area as far as Mumbles point.

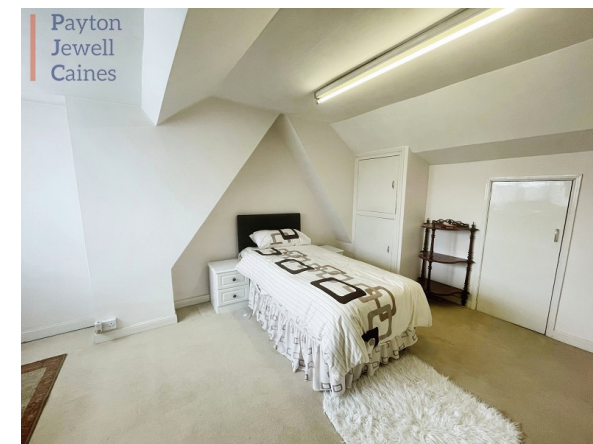
## OUTSIDE

Front garden is elevate with steps and footpath leading to front door. Stone gravel area with stone balustrade. Paved area. Side access leading to the storage unit via PVCu door and power installed.

Rear garden is enclosed and bounded by wall. Laid to lawn with stone gravel to one side and flower borders. Double detached garage access via electric roller doors with courtesy windows and doors from the rear garden. Door leading to lane. Covered area to rear of the garden ideal for storage or garden furniture.

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

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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