

Payton
Jewell
Caines



Dol-las, Baglan, Port Talbot, Neath Port
Talbot. SA12 8UY

£195,000

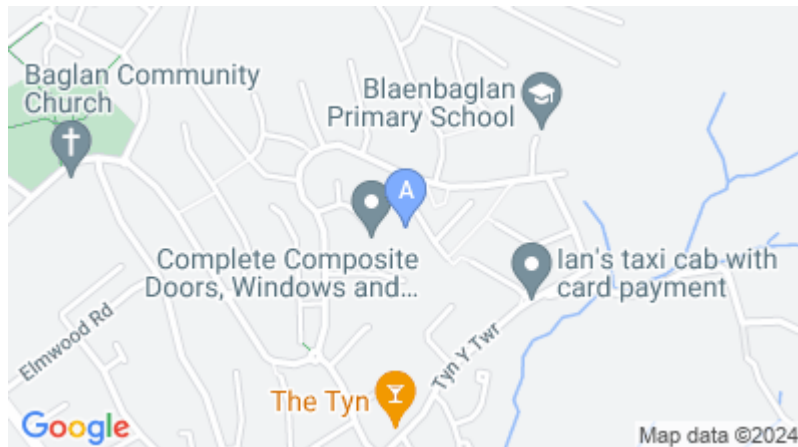


Dol-las, Baglan, Port Talbot, Neath Port Talbot. SA12 8UY

We are pleased to bring to the market traditional build THREE BEDROOM SEMI DETACHED property, located in a highly desirable area of Baglan, close to local schools, shops and amenities. Early viewing highly recommended. NO ONGOING CHAIN.

£195,000 - Freehold

- Three bedroom semi detached house
- Spectacular views over surrounding areas
- Family bathroom
- Detached garage
- No ongoing chain
- Council tax band C/EPC D



DESCRIPTION

We are pleased to bring to the market traditional build THREE BEDROOM SEMI DETACHED property, located in a highly desirable area of Baglan, close to local schools, shops and amenities. Early viewing highly recommended. NO ONGOING CHAIN.

Property briefly consists of to ground floor entrance hallway and lounge. To first floor kitchen/diner and two bedrooms and to the third floor bedroom and family bathroom. To the outside Rear garden and single detached garage.

ENTRANCE HALL

Access via PVCu part panelled part decorative bevelled glass door with frosted side screen. Artex ceiling. Emulsioned walls. Stairs to first floor. Radiator. Under stair storage. Laminate flooring. Door into:

LOUNGE (14' 7" x 10' 8") or (4.45m x 3.25m)

Skimmed ceiling. Coving. Emulsioned walls with one feature papered wall. Front facing PVCu double glazed window boasting spectacular views over surrounding area. Wall light facilities. Radiator. Stone fire surround with wooden mantle and onset electric fire set on a stone hearth. Laminate flooring.

FIRST FLOOR LANDING

Side door PVCu frosted double glazed part panelled door. Artex ceiling. Emulsioned walls. Newly fitted carpet. Multi glazed door into:

KITCHEN/DINER (16' 8" max x 10' 4" max) or (5.07m max x 3.14m max)

Skimmed ceiling. Coving. Emulsioned walls. Two rear facing PVCu double glazed windows and fully frosted glazed door. Open plan kitchen with a range of wall and base units. Complimentary work surfaces. Tiles to splash back areas. Four ring gas hob and newly fitted electric oven. One and half bowl single drainer sink unit with mixer tap. Wall mounted boiler. Washing machine. Fridge freezer. Radiator. Ample space for dinning table and chairs. Tiled flooring.

SECOND FLOOR LANDING

Artex ceiling. Emulsioned walls. Side facing PVCu double glazed window. Fitted carpet. Two doors lead off.

BEDROOM 1 (14' 8" x 10' 9") or (4.46m x 3.27m)

Skimmed ceiling. Coving. Emulsioned walls with one feature papered wall. Front facing PVCu double glazed window boasting spectacular views over surrounding area. Radiator. Newly fitted carpet.

BEDROOM 2 (8' 0" x 7' 9") or (2.44m x 2.35m)

Skimmed ceiling. Coving. Emulsioned walls with one feature papered wall. Front facing PVCu double glazed window boasting spectacular views over surrounding area. Radiator. Newly fitted carpet.

THIRD LEVEL LANDING

Artex ceiling. Access into attic. Emulsioned walls. Newly fitted carpet. Two doors leading off.



FAMILY BATHROOM (10' 4" max x 5' 11" max) or (3.16m max x 1.81m max)

Skimmed ceiling. Emulsioned walls. Fully tiled bath area. Rear and side facing PVCu frosted double glazed window. Four piece suite in white comprising low level W.C., pedestal wash hand basin, Shower cubicle with mains fed shower and panelled bath with telephone style mixer shower tap. Vinyl floor covering.

BEDROOM 3 (10' 8" x 10' 5") or (3.24m x 3.18m)

Skimmed ceiling. Coving. Emulsioned walls with one feature papered wall. Rear facing PVCu double glazed window. Radiator. Newly fitted carpet.

OUTSIDE

The rear is enclosed and bounded by wall. Mature shrubs and flowers. Steps leading to paved patio area. Single detached garage. Wrought iron gate leading to rear lane.

Frontage is enclosed and bounded by wall with mature shrubs and floors. Foot path leading to front door and steps leading to side door.

NOTES

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


NOTES

Newly fitted full central heating system. Still under Warranty
Electric updated.

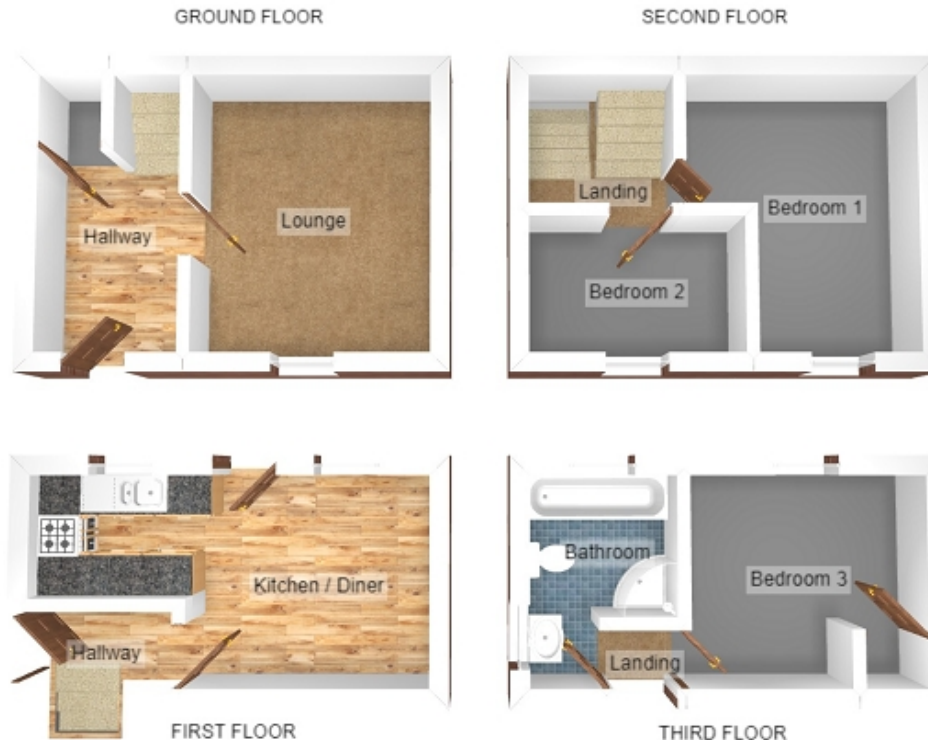


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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.



www.pjchomes.co.uk

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