

Payton
Jewell
Caines



Aldergrove Close, Baglan, Port Talbot,
Neath Port Talbot. SA12 8EY

£190,000

PJC PAYTON
JEWELL
CAINES

Aldergrove Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8EY

We are pleased to present to the market this THREE BEDROOM SEMI-DETACHED house located in the popular area of Baglan. Early viewing is highly recommended for this family home.

£190,000 - Freehold

- Three bedroom semi-detached house
- Open plan kitchen/dining room
- Upstairs family bathroom and downstairs WC
- Front garden with off road parking
- Single garage
- EPC B-/Council Tax C



DESCRIPTION

We are pleased to present to the market this THREE BEDROOM SEMI-DETACHED house located in the popular 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 family home.

Property briefly consists of a lounge, kitchen/diner, downstairs WC, three bedrooms and upstairs family bathroom. Externally there is a front garden with off road parking, a single garage and a rear garden.

ENTRANCE

Access via part glazed PVCu front door leading into porch. Emulsioned ceiling with flush light fitting. Emulsioned walls. Ceramic floor tiles. PVCu frosted double glazed window to side of property. Door leading into:

HALLWAY

Emulsioned ceiling with flush light fitting. Emulsioned walls. Radiator. Wood effect laminate flooring. Stairs to first floor accommodation. Doors leading off.

W.C.

Emulsioned ceiling with flush light fitting. Emulsioned walls Radiator. Ceramic floor tiles. Room is fitted with a two piece suite comprising low level WC, corner mounted wash hand basin with mixer tap. PVCu frosted double glazed window to front of property.

LOUNGE (15' 7" x 11' 2") or (4.75m x 3.40m)

Artex ceiling. Emulsioned walls. Wood effect laminate flooring. Radiator. Inset electric fire with wooden fire surround and mantle. PVCu double glazed window to front of property with fitted Venetian blinds and curtain pole. Double doors into:

KITCHEN/DINER (18' 1" x 8' 0") or (5.52m x 2.44m)

Emulsioned ceiling with spotlight track fittings. Emulsioned walls to dining area and laminate tiled walls to kitchen area. Radiator. Wood effect laminate flooring to dining area and vinyl flooring to kitchen area. Kitchen is fitted with a range of wood effect melamine floor and wall cupboards with complementary work surfaces. One and a half stainless steel sink and drainer with chrome flexi tap. Built in four ring gas hob with built in electric oven below and overhead extractor hood. Undercounter space for washing machine. Integrated undercounter fridge/freezer. Understair storage cupboard. Breakfast bar area separating the dining room and the kitchen. PVCu double glazed french doors leading to rear garden. PVCu double glazed window to rear of property.

LANDING

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Built in storage cupboard. PVCu frosted double glazed window to side of property. Doors leading off.

BEDROOM 1 (12' 10" x 10' 0") or (3.91m x 3.06m)

Stippled ceiling with ceiling fan light. Emulsioned walls. Fitted carpet. Radiator. Range of melamine bedroom furniture. PVCu double glazed window to front of property with fitted Venetian blinds and curtain pole.



BEDROOM 2 (10' 10" x 10' 10") or (3.31m x 3.29m)

Stippled ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property with fitted Venetian blinds and curtain pole.

BEDROOM 3 (7' 3" x 10' 3") or (2.22m x 3.13m)

Stippled ceiling. Emulsioned walls. Wood effect laminate flooring. Radiator. Built in storage cupboard housing the combination boiler. PVCu double glazed window to front of property with fitted Venetian blinds and curtain pole.

FAMILY BATHROOM (7' 5" x 5' 7") or (2.26m x 1.69m)

Respatex panels to ceiling with inset spotlights. Floor to ceiling Respatex panelled walls. Vinyl flooring. Chrome wall mounted heated towel rail. Room is fitted with a three piece white suite comprising of low level WC, wash hand basin with mixer tap set within vanity unit, double width walk in shower with white shower tray, wall mounted chrome shower and glass doors. Two PVCu frosted double glazed windows, one to the side and one to the rear of property.

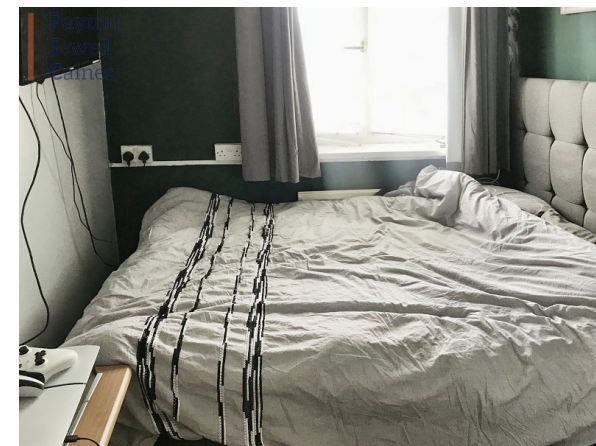
OUTSIDE

Front garden is bounded on three sides by brick wall and wood fence. Wrought iron sliding gate onto brick paved driveway providing off road parking for several vehicles. Single brick built garage with traditional up and over door.

Rear garden is bounded on three sides by brick wall and wooden fence. Paved sun terrace with undercover sloping Polycarbonate roof. Concrete decorative balustrade into lawn. Further stone paved sun terrace. Side access door into garage. Rear stone built shed with wooden door and window.


NOTE

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

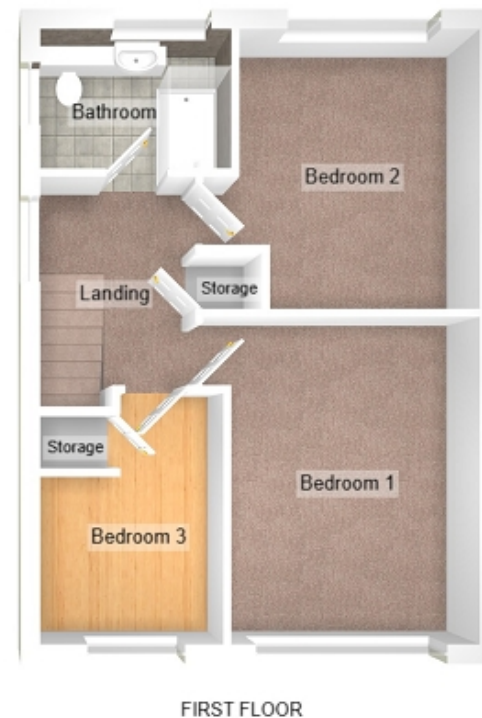


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	90
(69-80) C		
(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.



www.pjchomes.co.uk

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