

Payton  
Jewell  
Caines



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

£165,000

**PJC** PAYTON  
JEWELL  
CAINES

# Albion Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8BY

We are pleased to present to the market this THREE BEDROOM SEMI DETACHED TRADITIONAL BUILD house located in the popular area of Baglan. Early viewing is highly recommended for this property offered with NO ONGOING CHAIN.

## £165,000 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Upstairs family bathroom
- Front garden with off road parking and garage
- NO ONGOING CHAIN
- EPC C/Council Tax C



## DESCRIPTION

We are pleased to present to the market this THREE BEDROOM SEMI DETACHED TRADITIONAL BUILD 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 property offered with NO ONGOING CHAIN.

Property briefly consists of two reception rooms, kitchen, three bedrooms and family bathroom. Externally there is a front garden with off road parking and garage and to the rear a rear garden with aluminium green house and storage shed.

## ENTRANCE

Access via part glazed PVCu front door to hallway. Artex ceiling. Papered walls. Radiator. Fitted carpet. Stairs to first floor accommodation. Door leading into:

### RECEPTION 1 (12' 7" x 10' 0") or (3.84m x 3.06m)

Papered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property with curtain pole.

### RECEPTION 2 (15' 7" x 11' 9") or (4.76m x 3.59m)

Artex ceiling. Papered walls with two fitted wall lights. Fitted carpet. Two radiators. Marble hearth and wooden fire surround with inset gas fire. Dual aspect PVCu double glazed windows one to side and one to rear of property with curtain pole. Sliding door leading into:

### KITCHEN (14' 0" x 13' 5") or (4.26m x 4.09m)

Papered ceiling. Emulsioned walls with Respatex panels to splash back areas. Radiator. Ceramic floor tiles. Room is fitted with a range of modern white melamine floor and wall cupboards with complementary work surfaces. Stainless steel one and a half sink and drainer with mixer tap. Undercounter space for washing machine. High level built in oven and grill. Built in stainless steel four ring gas hob. Space for upright fridge/freezer. PVCu double glazed window to rear of property. Double glazed PVCu door leading to the rear garden.

## LANDING

Papered ceiling with flush light fitting. Papered walls. Fitted carpet. Doors leading off.

### BEDROOM 1 (10' 11" x 10' 4") or (3.32m x 3.14m)

\*Measurements up to wardrobes\*

Emulsioned ceiling. Papered walls. Fitted carpet. Radiator. Built in storage cupboard with shelving. Across one wall floor to ceiling built in wardrobes with sliding doors. PVCu double glazed window to front of property with curtain pole.

### BEDROOM 2 (11' 8" x 8' 8") or (3.56m x 2.65m)

Papered ceiling. Papered walls. Fitted carpet. Radiator. Across one wall floor to ceiling built in wardrobes with sliding doors. PVCu double glazed window to rear of property with curtain pole.



### **BEDROOM 3 (13' 9" x 7' 0") or (4.18m x 2.13m)**

Papered ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property with curtain pole.

### **FAMILY BATHROOM (8' 3" x 6' 7") or (2.52m x 2.0m)**

Emulsioned ceiling. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Radiator. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin, corner shower cubicle with white shower tray, rainfall shower head and glass sliding doors. Built in storage cupboard housing the combination boiler. PVCu double glazed window to rear of property with curtain pole.

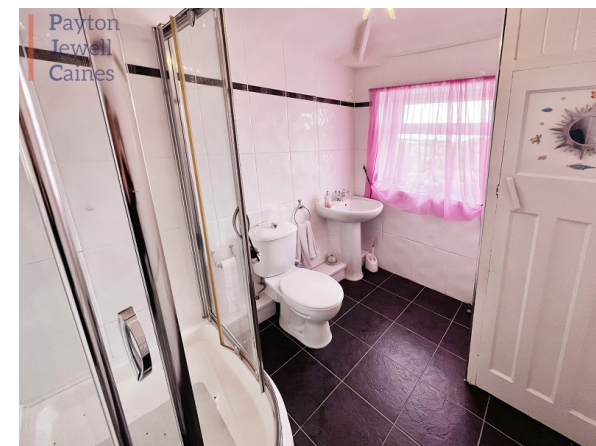
### **OUTSIDE**

Front garden is bounded on three sides by brick wall and decorative block wall. Low maintenance with concrete driveway providing off road parking leading to integral garage with traditional up and over door. Laid mainly with decorative gravel.

Rear garden is enclosed and bounded on three sides by block wall. Concrete sun terrace ideal for garden furniture. Steps leading down to main garden which has been laid to lawn with various flower beds planted with shrubs and trees. Steps leading to aluminium greenhouse. Block built storage shed with pitched and tiled roof. Door leading into the garage.


### **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>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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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