

Payton  
Jewell  
Caines



7 Dinas Baglan Road, Baglan, Port Talbot,  
Neath Port Talbot. SA12 8DT

£325,000

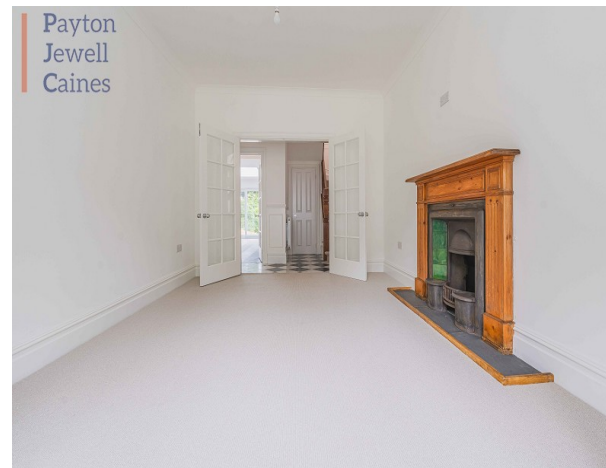
 PAYTON  
JEWELL  
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## 7 Dinas Baglan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DT

Step into a world of warmth and comfort as you enter into this newly remodelled three bedroom extended semi-detached family home, perfect for creating lasting memories with loved ones. Embrace the generous sized frontage and landscaped rear garden ideal space for a family or entertaining guests. Offered with NO ONGOING CHAIN.

**£325,000 - Freehold**

- Refurbished three bedroom extended semi detached house
- Tastefully fitted kitchen/dining room/sitting room
- Downstairs shower room and utility room
- Two reception rooms with feature fireplaces
- Generous sized rear garden and frontage with off road parking
- FPC /Council tax band C



## DESCRIPTION

PJC are pleased to welcome to the market this newly remodelled IMPRESSIVE TRADITIONAL extended three bedroom semi-detached home offering spacious accommodation. Presented to an exceptionally high standard with an exquisite fitted kitchen, a bright and spacious room with lantern roof. Situated in the sought after area of Baglan. Located within close proximity to local shops, schools, amenities and great transport links to the M4 corridor. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE what this beautiful family home has to offer.

## ENTRANCE

Access via composite front door with frosted double glazed units leading into:

## WELCOMING ENTRANCE HALL

Skimmed ceiling and coved. Half emulsioned and half wood panelling walls. Radiator. Marble floor tiles. Understair storage. Original spindle balustrade staircase with newly fitted carpet leading to first floor. Three multi glazed doors leading off:

## RECEPTION 1 (16' 6" x 10' 4") or (5.02m x 3.14m)

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Original wooden fire surrounds with tiled hearth and cast iron fire. Wall electrical sockets for social media wall. Radiator set within box bay. PVCu Georgian style double glazed units looking out over the front garden.

## RECEPTION 2 (14' 7" x 10' 6") or (4.45m x 3.20m)

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Focal point to room is wooden fire surrounds and reclaimed fireplace set on stone hearth. Cupboard set within the alcoves. Radiator. PVCu Georgian style double glazed window to front elevation.

## KITCHEN/DINING ROOM (19' 6" x 16' 6") or (5.95m x 5.03m)

Skimmed and coved ceiling. Main feature is the beautiful 'Lantern roof' offering natural light to this wonderful room. Inset ceiling lights. Decorative down light over feature island. Emulsioned walls. Herringbone tiled flooring. Two Radiators. Room is fitted to a high standard with wall and base units and 'Corian' complementary worktops. Glass display cabinet. Down lights from wall units. Island with Belfast sink and mixer style taps. Cupboards below with integral dishwasher. Breakfast bar. Electric hob with concealed extractor hood. Split level oven and separate grill. Integral fridge/freezer. Ample space for dining furniture or sofas. Feature Georgian style PVCu double glazed sliding patio doors to rear garden.

## UTILITY ROOM

Skimmed and coved ceiling. Inset ceiling lights. Emulsioned walls. Continuation of tiled flooring. Plumbing in place for washing machine. Worksurface and wall mounted Alpha combination boiler.

## DOWNSTAIRS SHOWER ROOM (7' 11" x 4' 3") or (2.41m x 1.30m)

Skimmed ceiling with inset ceiling lights. Half emulsioned half tiled walls. Fully tiled to shower area. Continuation of tiled flooring. Traditional style radiator with chrome towel rail. Room is fitted with a three piece suite comprising hand basin and w.c. set within units and double shower unit with overhead rainfall shower and hand held shower attachment. Georgian style frosted PVCu double glazed window to front elevation. Extractor fan.



## LANDING

Accessed via split level staircase with feature wood panelled walls. Generous sized window to rear and one to side elevations.

Skimmed ceiling and coved. Loft access hatch with pull down ladder. Emulsioned walls and wood panelling. Newly fitted carpet. All doors leading off.

## MASTER BEDROOM (14' 6" x 10' 5") or (4.42m x 3.18m)

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator set within box bay. Georgian style PVCu double glazed windows to front elevation.

## BEDROOM 2 (12' 2" x 10' 8") or (3.70m x 3.26m)

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator. Georgian style PVCu double glazed windows to front elevation.

## BEDROOM 3 (9' 8" x 9' 5") or (2.94m x 2.86m)

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator. Georgian style PVCu double glazed windows to rear elevation.

## FAMILY BATHROOM (6' 2" x 5' 9") or (1.87m x 1.74m)

Skimmed ceiling with inset ceiling lights. Half emulsioned and half tiled walls. Fully tiled to bath area. Traditional style radiator with chrome heated towel rail. Room is fitted with a three piece suite comprising hand basin and w.c set within units, panelled bath with overhead rainfall shower, hand held shower and shower screen. Herringbone style tiled flooring. PVCu frosted double glazed window to rear elevation.

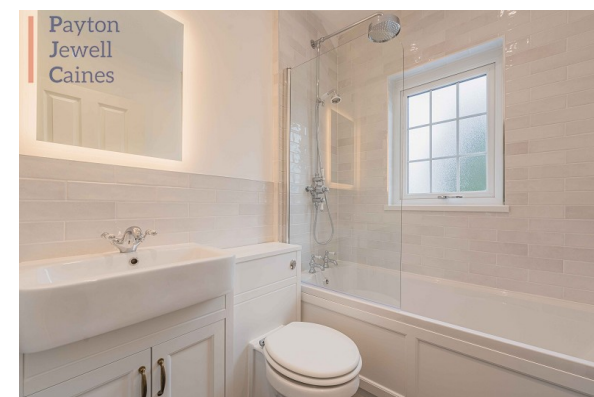
## OUTSIDE

The front is enclosed and bounded by stone wall and brick pillars leading to coloured block stone driveway for several vehicles. Wood bark borders. Indian sand stone steps leading to front garden and patio. Shrub borders. Laid to lawn. Footpath leading to front door with canopy and wall lights. Outside tap. Footpath leading to rear garden.

Rear garden is enclosed and bounded by wood panelled fencing. Continuation of Indian sand stone creating a large patio ideal for garden furniture and outdoor entertaining. Decorative wrought iron fencing and steps leading down to the enclosed lawn area. Generous sized garden ideal for families.


## 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)

# EPC

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



## Awaiting Floorplans

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