

Payton
Jewell
Caines



Maes Ty Canol, Baglan, Port Talbot, Neath
Port Talbot. SA12 8UP

£190,000



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We are pleased to present to the market this immaculately presented THREE BEDROOM SEMI DETACHED house in the desirable area of Baglan. Close to local shops, amenities, local schools and transport links. Early viewing is recommended to appreciate this beautiful family home that is being sold with no ongoing chain.

£190,000

- Three bedroom semi detached house
- Open plan kitchen/diner
- Modern family bathroom
- Garage and outside utility room
- No ongoing chain
- Council tax band C/EPC C



DESCRIPTION

We are pleased to present to the market this immaculately presented three bedroom semi detached house in the desirable area of Baglan. Close to local shops, amenities, local schools and transport links. Early viewing is recommended to appreciate this beautiful family home that is being sold with no ongoing chain.

Accommodation briefly consists of porch, lounge, kitchen and dining room. To the first floor three bedrooms and family bathroom. To the outside front and rear gardens. Single garage and outside utility room.

PORCH

Access via PVCu part glazed door with frosted double glazed side panel. Skimmed ceiling. Wood clad walls. Two wrap around PVCu double glazed windows. Ceramic floor tiles. Double doors leading into:

LOUNGE (16' 5" x 12' 10") or (5.0m x 3.90m)

Skimmed ceiling. Chrome inset spotlights. Coving. Emulsioned walls. Front facing PVCu double glazed window. Wood hearth and mantle with inset gas fire. Radiator. Wood effect laminate flooring. Opening into:

KITCHEN/DINER (16' 5" x 10' 4") or (5.0m x 3.16m)

Skimmed ceiling. Chrome inset spotlights. Emulsioned walls with laminate panels to splash back areas. One feature papered wall in dining area. Rear facing PVCu double glazed window. Kitchen is fitted with a range of wood effect veneer floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with mixer tap. Built in stainless steel four ring gas hob. Built in electric oven below and overhead stainless steel extractor hood. Integrated fridge. Breakfast bar. Radiator. Wood effect laminate flooring. Sliding PVCu double glazed doors leading to rear garden.

LANDING

Skimmed ceiling. Loft access hatch. Coving. Emulsioned walls. Side facing PVCu double glazed window. Doors leading off.

BEDROOM 1 (12' 11" x 7' 11") or (3.93m x 2.41m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window offering beautiful views of Swansea bay. Radiator. Across one wall floor to ceiling built-in storage with sliding doors. Fitted carpet.

BEDROOM 2 (10' 11" x 9' 10") or (3.33m x 3.00m)

Stippled ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Built-in storage cupboard housing the combi boiler. Fitted carpet.

BEDROOM 3 (9' 8" x 6' 6") or (2.95m x 1.98m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window offering beautiful views. Built-in storage cupboard. Radiator. Fitted carpet.

FAMILY BATHROOM (7' 1" x 6' 5") or (2.15m x 1.95m)

Skimmed ceiling. Flush spotlight fitting. Floor to ceiling ceramic wall tiles. Rear facing PVCu frosted double glazed window. Room is fitted with a white three piece suite comprising W.C., pedestal wash hand basin and bath tub with wall mounted mains fed shower. Glass shower screen. Chrome wall mounted heated towel rail. Ceramic floor tiles.



OUTSIDE

Front garden is bounded on three sides by brick wall and has been laid with decorative gravel. Planted shrubs. Side access gate leading to rear garden.

Rear garden is set over two tiers, one graveled with planted shrubs. Steps leading to second level with graveled area suitable for garden furniture. Planted shrubs.

Single garage to the rear with traditional up and over door.


OUTSIDE UTILITY AREA

Wood clad ceiling. Fluorescent strip light. Stippled walls. Fron facing single glazed wood framed window. Fitted with stainless steel sink unit with cupboard below. Washing machine and upright fridge freezer to remain. Ceramic floor tiles.



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		87
(69-80) C	72	
(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.



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01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk