

Payton
Jewell
Caines



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Caines
For Sale
pjchomes.co.uk
01639 891 268

Birch Road, Baglan, Port Talbot, Neath Port
Talbot. SA12 8PW

£189,950

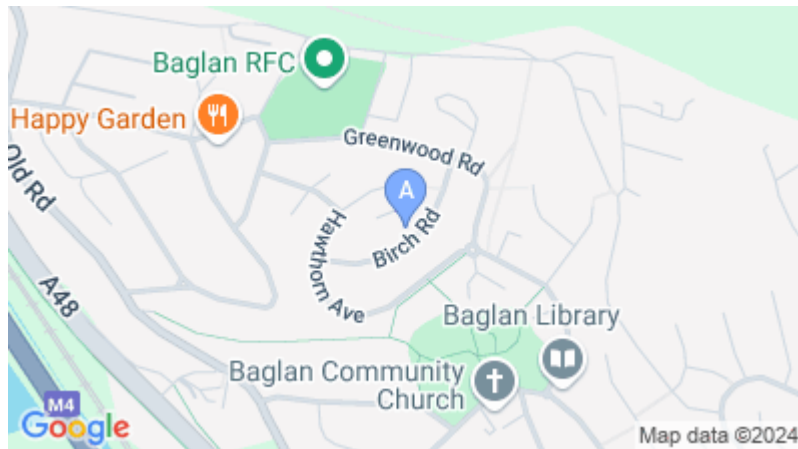
PJC PAYTON
JEWELL
CAINES

Birch Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8PW

We are pleased to present to the market this three bedroom semi detached house which has been refurbished to a high standard throughout. The property is located in the desirable area of Baglan, close to local schools, shops, amenities and the M4 corridor. Early viewing comes highly recommended. Ideal family home.

£189,950

- Three bedroom semi detached house
- Refurbished throughout
- Open plan kitchen/diner
- Family bathroom to first floor
- No ongoing chain
- Council tax band B/EPC D



DESCRIPTION

We are pleased to present to the market this three bedroom semi detached house which has been refurbished to a high standard throughout. The property is located in the desirable area of Baglan, close to local schools, shops, amenities and the M4 corridor. Early viewing comes highly recommended. Ideal family home.

Accommodation briefly consist of hallway, reception room and kitchen. To the first floor three bedrooms and family bathroom.

HALLWAY

Access via part glazed PVCu front door. Skimmed ceiling. Emulsioned walls. Stairs to first floor. Radiator. Laminate flooring. All doors leading off.

LOUNGE (11' 2" x 10' 2") or (3.41m x 3.09m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Laminate flooring.

KITCHEN/DINER (21' 6" x 17' 10") or (6.55m x 5.43m)

L shape.

Skimmed ceiling. Spotlights. Emulsioned walls. Kitchen is fitted with a range of navy wall and base units, brass handles with marble effect laminate work tops. Composite sink and drainer with brass mixer tap. Induction hob and built in electric oven below and over head black glass extractor hood. Fully plumbed ready for washing machine. Integrated dishwasher. Two PVCu double glazed windows to the side. Radiator. PVCu double glazed french doors. Large under stair storage. Laminate flooring. Side facing PVCu frosted double glazed door leading to the side garden.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Fitted storage cupboard housing the boiler. Fitted carpet. All doors leading off.

FAMILY BATHROOM (8' 5" x 4' 10") or (2.57m x 1.47m)

Skimmed ceiling. Spotlights. Part emulsioned part tiled walls. Front facing frosted PVCu double glazed window. Bathroom is fitted with a three piece suite comprising low level w.c., wash hand basin set within vanity unit and panelled bath with mains fed shower with rain fall shower head. Radiator. Wood effect vinyl floor covering.

BEDROOM 1 (13' 0" x 9' 5") or (3.97m x 2.87m)

Skimmed ceiling. Emulsioned walls. Two front facing PVCu double glazed windows. Radiator. Built in storage cupboard over the stairs. Fitted carpet.

BEDROOM 2 (12' 2" x 11' 5") or (3.72m x 3.48m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (9' 5" x 8' 11") or (2.86m x 2.73m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.




OUTSIDE

The front is elevated with small wall to front. Pedestrian gate giving access to steps leading up to front door. Garden is laid mainly to lawn. Footpath leading to side of property giving access to rear of the property. The rear garden is enclosed and bounded by wood fencing on two sides and one side wire fencing. Laid mainly to lawn. Footpath leading from property down to the wooden fence.



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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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.



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