



Wells Close, Baglan, Port Talbot, Neath Port
Talbot. SA12 8PT

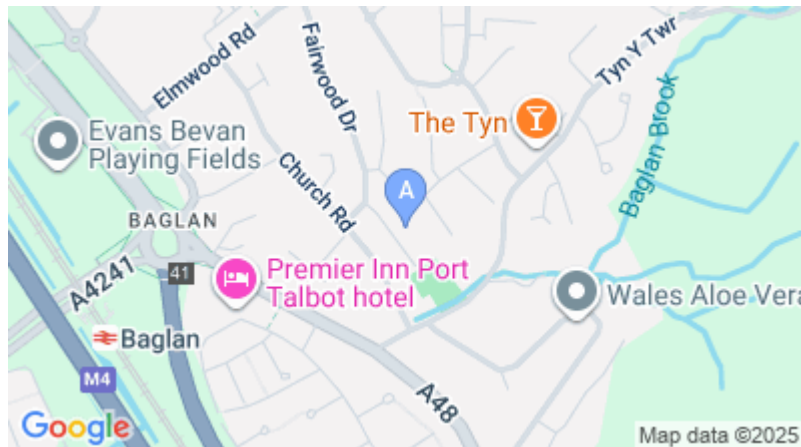
£155,000

Wells Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8PT

We are pleased to offer the opportunity to purchase this three bedroom semi-detached house in the desirable area of Baglan. Located within close proximity to local shops, schools and transport links. Ideal purchase for a FIRST TIME BUYER and is offered with NO-ONGOING CHAIN.

£155,000 - Freehold

- Three bedroom semi-detached house
- Spectacular views from elevated position
- Two reception rooms
- Single garage
- NO ONGOING CHAIN
- Council Tax C/EPC D



DESCRIPTION

We are pleased to present to the market this three bedroom semi-detached traditional build house located in the desirable location of BAGLAN. Located near the local primary school Ysgol Gynradd Baglan, Evans Bevans playing fields, local shops, amenities and good transport links to Port Talbot Town centre and the M4 corridor. Property benefits from a single garage to the front of the garden. Offered with NO ONGOING CHAIN.

Accommodation briefly comprises hallway, lounge, dining room, kitchen, three bedrooms, family bathroom, front and rear gardens boasting spectacular views.

Key features:

Freehold

Elevated position overlooking Port Talbot

Single garage

Sold with no ongoing chain

ENTRANCE

Accessed via a PVCu part glazed door leading into:

PORCH

Skimmed ceiling. PVCu double glazed units. Emulsioned walls. Tiled flooring. PVCu frosted glazed door leading into:

HALLWAY

Papered ceiling. Coved. Papered walls. Dado rail. Radiator. Wood effect laminate floor covering. Staircase leading up to first floor accommodation. Door into:

LOUNGE (16' 11" x 11' 0") or (5.16m x 3.35m)

Papered ceiling. Coved. Papered walls. Front facing PVCu double glazed french doors. Radiator. Continuation of the laminate flooring. Focal point to the room is the wooden mantle and tiled hearth with freestanding log burner. Under stair storage cupboard. Door into:

DINING ROOM (10' 6" x 10' 2") or (3.20m x 3.10m)

Papered ceiling. Coved. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Continuation of laminate flooring. Doorway into:

KITCHEN (10' 4" x 6' 10") or (3.15m x 2.09m)

Papered ceiling. Part papered part tiled walls. Rear facing PVCu double glazed window and PVCu frosted double glazed door. Radiator. Tiled flooring. Room is fitted with a range of wall and base units with complementary work surfaces. Stainless steel sink and drainer. Built in four ring gas hob and extractor hood. Built in oven below. Space for upright fridge/freezer. Under counter space for two kitchen appliances.

LANDING

Papered ceiling. Coved. Loft access hatch. Papered walls. Dado rail. Side facing PVCu frosted double glazed window. Laminate flooring. Airing cupboard. All doors leading off.



FAMILY BATHROOM (7' 10" x 5' 8") or (2.39m x 1.72m)

Skimmed ceiling. Extractor fan. Spotlight fittings. Side facing PVCu frosted double glazed window. Tiled walls. Wall mounted towel rail heater. Tiled floor. Room is fitted with a three piece suite comprising w.c. wash hand basin set within a vanity unit, 'P'-shaped bath with mains fed shower and glass shower screen.

BEDROOM 1 (13' 3" x 8' 3") or (4.03m x 2.51m)

Papered ceiling. Coved. Papered walls. Rear facing PVCu double glazed window. Radiator. Grey laminate flooring.

BEDROOM 2 (11' 5" x 8' 0") or (3.48m x 2.43m)

3.48m to the fitted wardrobes.

Papered ceiling. Coved. Papered walls. Front facing PVCu double glazed window. Radiator. Grey laminate flooring. Built in wardrobes.

BEDROOM 3 (8' 7" x 6' 1") or (2.61m x 1.85m)

Papered ceiling. Coved. Papered walls. Front facing PVCu double glazed window. Radiator. Grey laminate flooring.

OUTSIDE

To the front the garden is elevated. Steps leading up to front door and paved steps leading to a decked balcony with steps leading to the french doors. Pathway leading down the side of the property to a wooden gate giving access to the rear garden. Single garage to the front access via traditional up and over door.

Rear garden is bounded on two sides by wall and fencing to the rear. Garden is tiered with steps leading up to a paved sun terrace. Further steps up to an astro turf tier with more steps leading up to a decked area ideal for garden furniture. Wooden storage shed. Outside tap.

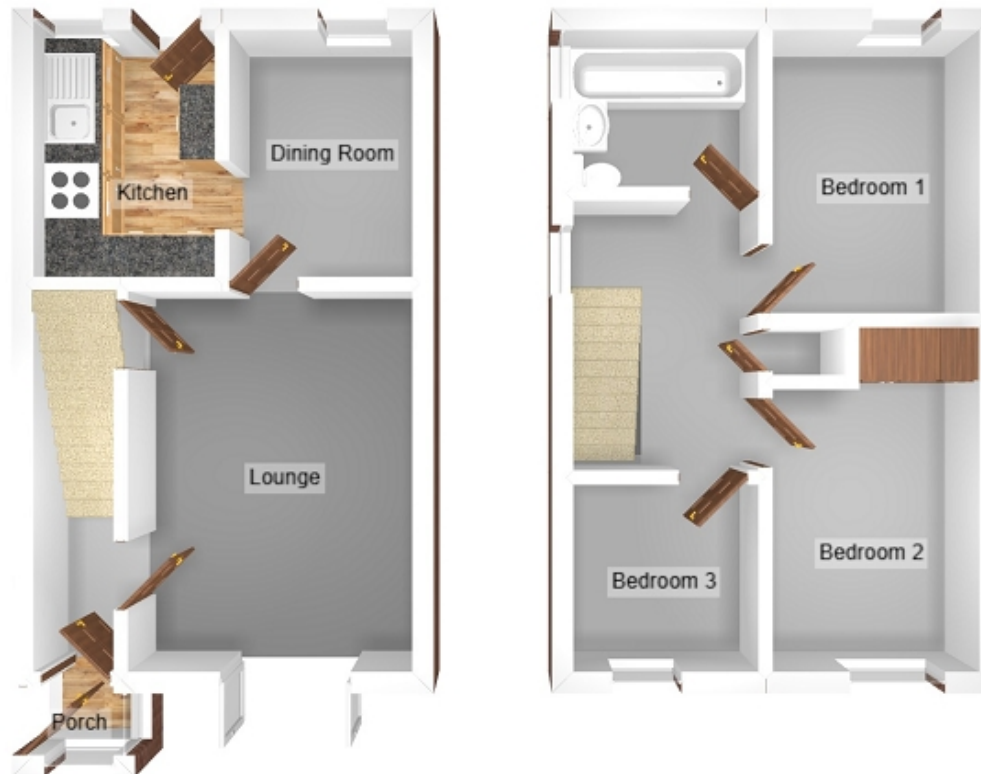


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(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.



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

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