

Payton
Jewell
Caines



Willow Way, Baglan, Port Talbot, Neath
Port Talbot. SA12 8TP

£275,000

PJC PAYTON
JEWELL
CAINES

Willow Way, Baglan, Port Talbot, Neath Port Talbot. SA12 8TP

Traditional self build four bedroom semi detached house benefiting from entrance porch, hall, lounge/diner, kitchen/diner, four bedrooms, family bathroom, enclosed front and rear gardens and single garage. No onward chain.

£275,000 - Freehold

- Traditional four bedroom semi detached house
- Generous reception room
- Open plan kitchen diner
- Lovely aspect to the front
- Gas fired combination boiler
- Sold with no onward chain



DESCRIPTION

Traditional self build four bedroom semi detached house benefiting from entrance porch, hall, lounge/diner, kitchen/diner four bedrooms, family bathroom, enclosed front and rear gardens and single garage. The property is situated in a popular area of Baglan with walking distance to Ysgol Gynradd Baglan Primary school, shops, the Bagle Brook pub and restaurant and good transport links.

Key features.

Freehold.

Self build approximately 60 years.

Modernisation required throughout.

Modern gas fired combination boiler.

Beautiful aspect overlooking green open space to the front.

Sought after street in Baglan.

ENTRANCE PORCH

Access via PVCu glazed door with lead effect. PVCu tongue and groove ceiling. Ceramic floor tiles. Two aspects of PVCu double glazing with lead effect. Wall mounted light. Internal glazed door.

ENTRANCE HALL

Tiled and coved ceiling. Artex walls. Fitted carpet. Stairs to first floor with storage space underneath. Slim line storage cupboard. Wall lights. Full height glazed panels. Door into:

OPEN PLAN LOUNGE/DINER (25' 1" x 12' 10") or (7.65m x 3.90m)

Benefiting from dual aspect of natural light via PVCu double glazed window to the front with lead effect and PVCu double glazed window overlooking the rear garden. Frosted glazed with lead effect PVCu door leading out to rear garden. Wooden tongue and groove ceiling. Coving. Emulsioned walls. Wood block flooring. Feature live in flame gas coal effect fire with a brass surround, tiled hearth, stone surround and wooden mantel. Frosted glazing looking back into hallway and into the kitchen.

KITCHEN/DINER (17' 9" max x 13' 1" max) or (5.40m max x 4.00m max)

*L-shaped kitchen.

Benefiting from dual aspect natural light via PVCu double glazed windows overlooking the rear and the side. Frosted glazed PVCu door leading out to the side. Emulsioned and coved ceiling with recess led spotlights. Full height ceramic tiles to the kitchen area and emulsioned to the dining area. Ceramic floor tiles. Kitchen is a range of low level kitchen units with a complementary roll top work surface. Inset sink with double drainer. Space for gas cooker. Plumbing for automatic washing machine. Space for fridge freezer. Breakfast bar. Ample space for table and chairs.

LANDING

Via stairs wrought iron and timber balustrade and fitted carpet to each tread. Artex and coved ceiling. Artex walls. Fitted carpet. Fitted storage cupboard housing a wall mounted gas fired combination boiler. Frosted glazed panel providing natural light.



BEDROOM 1 (12' 10" x 12' 4") or (3.90m x 3.75m)

Overlooking the front via PVCu double glazed window with lead effect and fitted vertical blinds. Artex and coved ceiling. Emulsioned walls. Fitted carpet. Large wardrobe to remain.

BEDROOM 2 (12' 2" x 10' 4") or (3.70m x 3.15m)

Overlooking the rear via PVCu double glazed window via fitted vertical blinds. Papered and coved ceiling. Emulsioned walls. Fitted carpet. Wall to wall floor to ceiling fitted wardrobes.

FAMILY BATHROOM

PVCu frosted double glazed window with lead effect to the rear. Tiled ceiling. Full height ceramic wall tiles. Fitted carpet. Four piece suite comprising w.c., wash hand basin with swan neck tap, Jacuzzi style bath with a brass swan neck tap and quadrant style walk in shower cubicle with fully glazed shower doors housing plumbed shower with hand attachment. Heated wall mounted brass towel rail.

BEDROOM 3 (9' 6" x 8' 6") or (2.90m x 2.60m)

Benefiting from dual aspect natural light via PVCu double glazed window fitted with vertical blind to the rear and double glazed aluminium casement sliding patio doors with a fitted vertical blind leading out to front balcony.

BEDROOM 4 (9' 10" x 7' 10") or (3.00m x 2.40m)

Overlooking the front via PVCu double glazed window with lead effect and fitted vertical blind. Access to loft storage. Papered and coved ceiling. Emulsioned walls. Fitted carpet.

OUTSIDE

Enclosed front garden laid to lawn and perimeter trees and mature shrubs.


Single garage with a roller shutter door. Block paver driveway.

Enclosed rear garden laid to two tiers both of patio with side gated access back to the front. Brick built storage with a part glazed PVCu door. Additional storage shed.



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		
(69-80) C		
(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.



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