



Ascot Drive, Baglan, Port Talbot, Neath Port
Talbot. SA12 8YL

Offers In Excess Of
£440,000

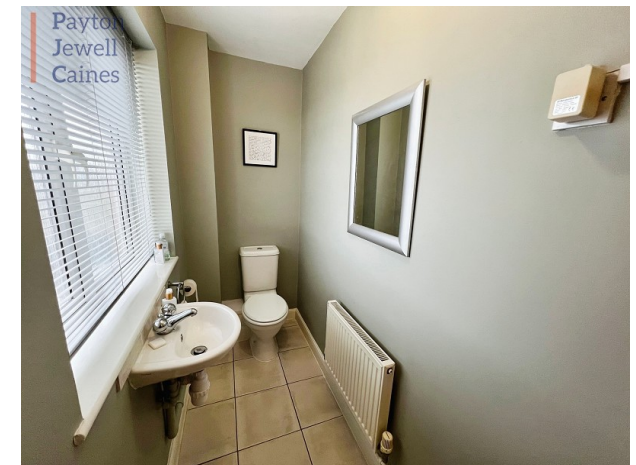
PJC PAYTON
JEWELL
CAINES

Ascot Drive, Baglan, Port Talbot, Neath Port Talbot. SA12 8YL

We are delighted to present to the market this immaculately presented traditional build executive property located in a highly desirable area of Baglan with beautiful views of Swansea bay and surrounding areas. The property is within close proximity to Blaenbaglan Primary School, shops and the popular The Tyn and Bagle Brook public houses/restaurant. Early viewing recommended on this beautiful family home.

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- Four bedroom detached home
- Integral garage
- Kitchen/diner
- Master bedroom with en-suite
- Rear garden offering spectacular views



DESCRIPTION

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Accommodation briefly consists of entrance hall, w.c., reception room, lower ground hall, w.c, utility room, kitchen/diner and second reception/bedroom five. To the first floor master bedroom with en-suite, three further bedrooms and family bathroom. To the outside front and rear gardens. Driveway and integral garage.

ENTRANCE HALL

Access via part glazed leaded front door. Skimmed and coved ceiling. Two pendant light fittings. Emulsioned walls. Two radiators. Fitted carpet. Stairs to first floor and down into lower ground accommodation. Storage cupboard. Three rear and side facing PVCu double glazed windows with fitted roman blinds. Flexible area can be used as a study/reading space. Doorway into integral garage. Doors leading off.

CLOAKROOM/W.C (8' 5" x 3' 2") or (2.57m x 0.96m)

Skimmed ceiling. Flush light fitting. Emulsioned walls. Radiator. Ceramic floor tiles. Rear facing PVCu frosted double glazed window with fitted Venetian blind. Room is fitted with a two piece suite in white comprising W.C. and wall mounted wash hand basin.

RECEPTION 1 (20' 4" x 10' 4") or (6.19m x 3.14m)

Skimmed and coved ceiling. Two pendant lights. Emulsioned walls. Fitted carpet. Front facing PVCu double glazed window with fitted roller blind. Radiator. Rear facing PVCu double glazed french doors with Juliet railings. French doors are fitted with inset Venetian blinds. Marble hearth and fire surround with inset electric fire.

LOWER GROUND FLOOR HALLWAY

Skimmed ceiling. Two pendant light fittings. Emulsioned walls. Radiator. Wood effect laminate flooring. Glass brick wall panel. PVCu half glazed door with inset Venetian blinds, leading to front steps. Built in storage cupboard. All doors leading off.

UTILITY ROOM (7' 10" x 5' 1") or (2.40m x 1.56m)

Skimmed ceiling. Flush light fitting. Emulsioned walls. Grey wood effect laminate floor. Radiator. Front facing PVCu double glazed window with fitted Venetian blinds. Wall mounted gas fired boiler. Under counter space for two appliances. Room is fitted with a range of shaker style floor cupboards with complementary wood laminate work tops. Stainless steel sink and drainer.

W.C. (7' 11" x 3' 4") or (2.41m x 1.01m)

Skimmed ceiling. Flush light fitting. Emulsioned walls. Radiator. Ceramic floor tiles. Side facing frosted PVCu double glazed window with fitted roman blind. Room is fitted with a white two piece suite comprising W.C. and wall mounted wash hand basin with mixer tap and ceramic tiles to splash back.

RECEPTION 2/BEDROOM 5 (11' 9" x 7' 11") or (3.58m x 2.42m)

Skimmed ceiling. Pendant light. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed french doors with inset Venetian blinds.



KITCHEN/BREAKFAST/FAMILY ROOM (20' 10" max x 17' 9" max) or (6.36m max x 5.42m max)

Skimmed ceiling. Inset spotlights and two pendant lights. Emulsioned walls. Wood effect laminate floor. Front facing PVCu double glazed window with fitted Venetian blind. Rear facing PVCu double glazed french doors with inset Venetian blinds, leading to rear garden. Three rear and side facing PVCu double glazed windows with fitted Venetian blinds. Kitchen is fitted with a range of modern shaker style floor and wall cupboards with complementary laminate work tops and splashback. One and half stainless steel inset sink with mixer tap. Integrated dishwasher. Built in four ring electric hob. High level grill and Neff hide and slide oven. Warming drawer below. Space for side by side fridge and freezer.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access hatch. Pendant light. Emulsioned walls. Fitted carpet. Built in storage cupboard housing water tank. Doors leading off.

BEDROOM 1 (14' 3" x 8' 8") or (4.35m x 2.64m)

Skimmed ceiling. Two pendant lights. Emulsioned walls. Fitted carpet. Radiator. Two front facing PVCu double glazed windows with fitted blinds. Across the one wall bank of floor to ceiling wardrobe storage with mirrored doors. Door into:

EN SUITE (8' 8" x 4' 6") or (2.64m x 1.37m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Chrome wall mounted heated towel rail. Grey wood effect laminate floor. Front facing frosted PVCu double glazed window with fitted roman blind. Room is fitted with a white three piece suite comprising W.C., wash hand basin with mixer tap set within white gloss vanity unit and built in shower cubicle with wall mounted shower and glass door.

BEDROOM 2 (10' 3" x 9' 3") or (3.13m x 2.81m)

Skimmed ceiling. Pendant light. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind. Radiator.

BEDROOM 3 (8' 10" x 7' 5") or (2.70m x 2.26m)

Skimmed ceiling. Pendant light. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted Venetian blinds. Radiator. Across one wall floor to ceiling wardrobe storage with sliding doors.

BEDROOM 4 (8' 3" x 6' 4") or (2.52m x 1.93m)

Skimmed ceiling. Pendant light. Emulsioned walls. Radiator. Fitted carpet. Rear facing and two side facing PVCu double glazed windows with fitted Venetian blinds.

FAMILY BATHROOM (9' 4" x 6' 2") or (2.84m x 1.87m)

Skimmed ceiling. Inset spotlights. Floor to ceiling. Ceramic floor tiles. Ceramic floor tiles. Room is fitted with three piece white suite comprising W.C., vanity wash hand basin with mixer taps set within vanity storage unit with complementary wall cupboards and bath tub with wall mounted electric shower.




OUTSIDE

Open frontage with resin driveway and gravel border. Railings to one side. Path to front door and steps down to access door on the lower level. Wooden side gate. Rear garden is bounded on three sides by wooden fence. Stone paved sun terrace leading onto sloping lawn with borders of mature shrubs. Spectacular views of Swansea Bay.



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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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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

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