

Payton
Jewell
Caines



Cedar Gardens, Baglan, Port Talbot, Neath
Port Talbot. SA12 8TE

£250,000

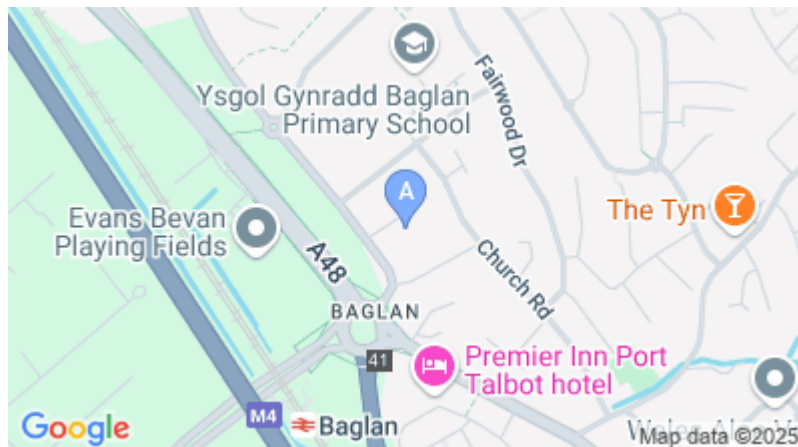
PJC PAYTON
JEWELL
CAINES

Cedar Gardens, Baglan, Port Talbot, Neath Port Talbot. SA12 8TE

We are pleased to present for sale this traditional three bedroom semi detached property which benefits from two reception rooms, downstairs w.c. and bathroom to first floor. Situated in a quiet cul-de-sac location where properties seldom come to the market. Early viewing is highly recommended.

£250,000

- Three bedroom semi detached house
- Cloakroom/W.C.
- Two reception rooms
- Enclosed garden to the rear
- Early viewing highly recommended



DESCRIPTION

A unique opportunity to purchase a property that benefits from traditional features with a contemporary styling which is extended to the rear offering two reception rooms, good sized kitchen and enclosed garden. Situated in Cedar Gardens which is a cul-de-sac in the lower area of Baglan where properties seldom come to the market for sale. The property has convenient access to the motorway both east and west, Baglan train station and nearby primary school.

PORCH

Access via PVCu double glazed french doors. Tongue and groove wood ceiling. Ceiling light. Exposed brick and floor tiles.

ENTRANCE HALL

Access via timber door. Papered ceiling with centre ceiling light. Papered walls. Radiator. Stair case leading to first floor. Under stair storage. Tiles to flooring. All doors leading off.

RECEPTION 1 (13' 11" x 13' 7") or (4.24m x 4.14m)

Stippled ceiling. Feature ceiling rose and centre ceiling light. Coving. Skimmed and emulsioned walls. Picture rail. Radiator. PVCu double glazed bay window looking to the front of the property. Focal point to the room is chimney breast with alcoves with either side. Wooden mantle with tiled hearth and surround and space for electric fire. Built in storage into one of the alcoves housing the electric meters. Further storage cupboard housing gas meter. Original parquet flooring.

RECEPTION 2 (13' 2" x 11' 9") or (4.02m x 3.58m)

Artex ceiling with centre ceiling light. Coving. Skimmed and emulsioned walls. Radiator. PVCu double glazed window looking to rear aspect. Focal point to the room is a chimney breast with alcoves on either side. Electric fire with a marble mantle hearth and surround. Laminate flooring.

KITCHEN (16' 3" x 7' 11") or (4.95m x 2.42m)

Skimmed and emulsioned ceiling. Two sets of spotlights. Coving. Emulsioned walls with tiles to splash back areas. Radiator. PVCu double glazed window looking onto the side aspect. Kitchen comprises a range of wall and base units in a dove grey with coordinating work surfaces. Integrated appliances include a four gas hob with over head extractor hood and built in oven. Composite inset sink with drainer and mixer tap. Space for fridge freezer. Tiled flooring. Door leading to:

INNER HALLWAY

Skimmed and emulsioned ceiling with ceiling light. Skimmed and emulsioned walls with tiling to splash back areas. Plumbing for automatic washing machine. PVCu double glazed window which looks onto the rear garden. PVCu double glazed door leading to rear garden with a frosted glass panel. Tiled flooring. Door into:

DOWNSTAIRS W.C. (4' 0" x 3' 0") or (1.21m x 0.92m)

Skimmed and emulsioned ceiling with ceiling light. Skimmed and emulsioned walls. Radiator. Low level W.C. in white and wall hung wash hand basin. Tiled flooring.



LANDING

Via stairs with fitted carpet and wooden balustrade. Skimmed and emulsioned ceiling. Ceiling light. Papered walls. Fitted carpet. Doors leading off.

BEDROOM 1 (15' 7" x 8' 9") or (4.75m x 2.67m)

Artexed ceiling with centre light. Coving. Skimmed and emulsioned walls. Radiator. PVCu double glazed bay window looks to front aspect. Built in wardrobes. Laminate floor.

BEDROOM 2 (12' 2" x 9' 8") or (3.70m x 2.95m)

Artexed ceiling with centre light. Coving. Skimmed and emulsioned walls. Radiator. PVCu double glazed window overlooking the rear aspect. Built in wardrobes with one housing the gas fired combination boiler. Laminate floor.

BEDROOM 3 (10' 0" x 8' 10") or (3.04m x 2.69m)

Artexed ceiling with centre light. Access to the loft. Drop down ladder. Fully insulated and boarding for storage. Coving. Skimmed and emulsioned. Radiator. PVCu double glazed window which looks to the front aspect. Built in wardrobes. Laminate floor.

FAMILY BATHROOM (8' 10" x 5' 10") or (2.69m x 1.78m)

PVCu panelling to the ceiling with inset spotlights. Floor to ceiling respatex panelling to the walls. PVCu frosted double glazed window looks to the rear aspect. Chrome heated towel rail. Bathroom is a three piece suite comprising low level w.c., pedestal wash hand basin with chrome mixer tap and large walk in shower with a rain fall shower head and glass screen. Vinyl flooring.

OUTSIDE


The front of the property is low maintenance. Laid to block pavior. Block pavior pathway leading to side gate access.

The rear is fully enclosed garden. An area laid to patio slabs perfect for garden furniture. Couple of steps to a lawn area. Pathway leading to a stone built storage shed. The storage shed has PVCu double glazed windows and french doors. Pitched roof. Power and lighting. Rear of the garden is laid to stone chipping. Decorative patio space. Side gate gives access to front of property.



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		82
(69-80) C	70	
(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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