

Payton
Jewell
Caines



The Pines Old Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8TS

£289,950

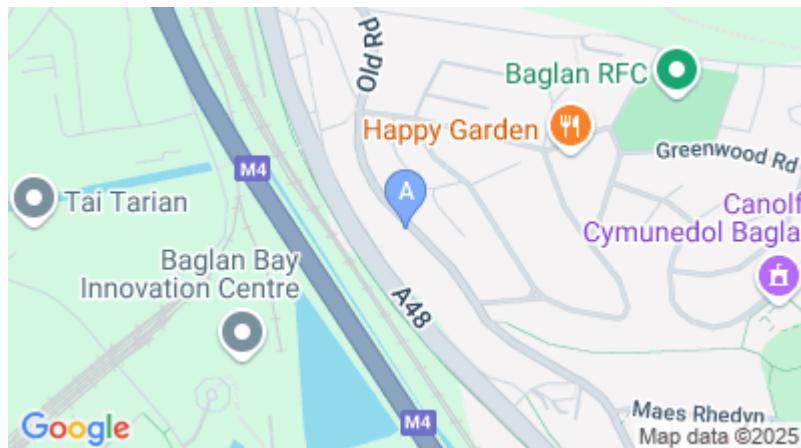
PJC PAYTON
JEWELL
CAINES

The Pines Old Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8TS

We are pleased to bring to the market this individual three bedroom detached bungalow situated in Baglan and is close to local schools, shops, amenities and has good transport links. Early viewing is highly recommended. No onward chain.

£289,950

- Three bedroom detached bungalow
- Two reception rooms
- Three double bedrooms
- Garage with ample off road parking
- No onward chain
- Convenient location for local schools



DESCRIPTION

We are pleased to bring to the market this traditional build three bedroom detached bungalow situated in Baglan. The property is situated close to local schools, shops, amenities and has good transport links. Early viewing is highly recommended.

Property briefly comprises hall, two reception rooms, kitchen, three bedrooms and bathroom. To the outside front and rear gardens with garage.

Key features.

Freehold

Good sized accommodation throughout

Modern kitchen

Garage with driveway

NO ONWARD CHAIN

HALLWAY

Access via dark wood effect PVCu front door. Stippled ceiling. Loft access hatch. Artex walls with mock wooden feature beams. Radiator. Fitted carpet. Doors leading off.

RECEPTION 1 (14' 11" x 11' 0") or (4.55m x 3.35m)

Stippled beam ceiling. Pendant light. Papered walls with dado rail. Fitted carpet. Front and side facing dark wood PVCu double glazed windows. Fitted roller blinds. Wooden fire mantle and surround with tiled hearth and inset gas fire.

RECEPTION 2 (16' 5" x 12' 10") or (5.00m x 3.90m)

Papered ceiling with mock wooden beams and pendant light. Papered walls with two wall lights. Two radiators. Side facing PVCu dark wood effect double glazed window. Fitted roller blinds. Frosted leaded feature wall. Stone fire hearth and surround with wooden mantle.

KITCHEN (11' 6" x 9' 10") or (3.50m x 3.00m)

Stippled ceiling with wooden beams. Florescent tube light. Papered walls. Radiator. Ceramic floor tiles. Side facing dark wood effect PVCu double glazed window with fitted vertical blinds. Kitchen is fitted with a range of cream wooden shaker style floor and wall cupboards. Complementary work tops. Cream melamine sink and drainer. Free standing gas cooker. Under counter space for washing machine. Opening into:

REAR PORCH

Papered ceiling. Papered and brick walls. Fridge freezer. Dark wood effect windows and a dark wood effect PVCu double glazed door leading to rear garden.

BEDROOM 1 (13' 7" x 11' 4") or (4.14m x 3.45m)

Artex ceiling with painted beams. Pendant light. Papered walls. Two radiators. Fitted carpet. Front facing dark wood effect PVCu double glazed window. Fitted roller blinds.



BEDROOM 2 (11' 3" x 10' 4") or (3.42m x 3.15m)

Artex ceiling with painted beams and pendant light. Papered walls and painted dado rail. Fitted carpet. Built in storage cupboard housing the gas meter. Side facing dark wood effect PVCu double glazed window. Fitted roller blind. Radiator.

BEDROOM 3 (11' 2" x 9' 10") or (3.40m x 3.00m)

Papered ceiling. Coving. Ceiling rose. Pendant light. Papered and emulsioned walls. Fitted carpet. Rear facing dark wood effect PVCu double glazed window. Fitted roller blind. Radiator.

BATHROOM (13' 11" x 6' 0") or (4.24m x 1.83m)

Respatex ceiling with flush light fitting. Floor to ceiling respatex panelling. Non slip vinyl flooring. Radiator. Rear facing frosted PVCu double glazed window. Fitted roller blind. Room is fitted with a three piece suite comprising w.c., wash hand basin and a walk in shower with wall mounted electric shower. Built in storage cupboards.

OUTSIDE


The front garden is bounded on three side by stone wall. Metal gates leading onto sweeping resin drive up to the garage. Front garden laid mainly to lawn. Resin pathway to front door. Side borders planted with shrubs. Gate either side providing rear access. The rear garden is bounded on three sides by wall. Laid to concrete sections with steps leading up to sun terrace. Path to side gate and garage. Block built storage shed.

GARAGE

Block build pitch roof garage with traditional up and over door. Providing storage and work shop area to the side. Previously used as a stable.



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

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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