



St. Catherines Road, Baglan, Port Talbot,  
Neath Port Talbot. SA12 8AS

Offers In Excess Of  
£320,000



## St. Catherines Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8AS

Ideally located within the sought after location of Baglan with easy access to the M4 corridor, we are pleased to present for sale this three bedroom detached bungalow with spectacular views of the surrounding coastline. Internal viewing is highly recommended.

### Offers In Excess Of £320,000

- Three bedroom detached bungalow
- High end fitted kitchen
- Master bedroom with en-suite shower room
- Driveway and garage
- Speculator views of Swansea Bay





## DESCRIPTION

We are pleased to present to sale this beautifully presented three bedroom detached bungalow situated in the sought after area of Baglan. The property is ideally located within close proximity of local shops, schools and amenities also with good access to M4 corridor. The bungalow has been fully refurbished throughout and benefits from an en-suite shower room to the master, a sun room to the front of the property and a high end fitted kitchen with a central island. Accommodation briefly comprises porch, entrance hall, lounge, sun room, three double bedrooms with en-suite shower room to the master, bathroom and kitchen. Externally to the rear low maintenance gardens sweep around the perimeter of the bungalow with beautiful views which can be appreciated from the front terrace. Driveway and garage.

## ENTRANCE PORCH

Access via composite door with coordinating sides panels. Ceiling is skimmed and emulsioned. Tiles to the floor. PVCu door with frosted panel leading to:

## ENTRANCE HALL

Ceiling is skimmed and emulsioned. Walls are skimmed and emulsioned with two wall lights. PVCu double glazed window to the front of property. Doors lead off. Storage cupboard. Radiator. Tiling to the floor.

## BEDROOM 1 (13' 1" x 10' 11") or (3.98m x 3.32m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned with two sets of wall lights. Radiator. Dual aspect with lots of natural light coming in via PVCu double glazed looking to the front and side of property with fitted Venetian blinds. High gloss wood effect flooring. Sliding door leading to:

## EN-SUITE SHOWER ROOM (10' 8" x 3' 3") or (3.24m x 0.99m)

Ceiling is skimmed and emulsioned with inset spotlights and extractor fan. Walls are skimmed and emulsioned with waterproof tile effect. Modern vertical radiator with chrome towel rail. Large walk in shower with overhead chrome rainfall shower. Sink with vanity. W.C in white. Laminate flooring.

## BEDROOM 2 (13' 7" x 11' 0") or (4.14m x 3.35m)

Ceiling is skimmed and emulsioned with centre spotlights. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the rear aspect. Laminate flooring.

## BEDROOM 3 (12' 9" x 8' 5") or (3.89m x 2.57m)

Ceiling is skimmed and emulsioned with ceiling light. Access to loft with drop down ladder. Large loft space. Boarded and housing gas fired combination boiler. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the rear aspect. Fitted carpet.

## FAMILY BATHROOM (12' 3" x 5' 6") or (3.73m x 1.67m)

Ceiling is skimmed and emulsioned with inset spotlights. Walls are skimmed and emulsioned. Partially tiled. Wall mounted extractor fan. PVCu frosted double glazed window looking to the rear aspect. Bathroom is a three piece suite comprising low level W.C., ceramic wash hand basin and a free standing double ended bath. Victorian style radiator. Tiled flooring.



### KITCHEN (16' 1" x 12' 4") or (4.89m x 3.76m)

Ceiling is skimmed and emulsioned with inset spotlights. Walls are skimmed and emulsioned with tiles to splash back areas. PVCu double glazed window looks to the rear aspect with Venetian blinds. Kitchen comprises a range of wall and base units in shaker style with coordinating granite work surfaces and matching up stands. Range cooker. Two low level fridges. Belfast sink with chrome tap. Pantry. Breakfast bar. To the centre of the room is an island with solid wood work surface. Tiling to the floor. Composite door leads to garden.

### LOUNGE (17' 11" x 10' 6") or (5.47m x 3.20m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned with two sets of wall light. Radiator. Dual aspect with lots of natural PVCu double glazed window looks to the side aspect. Focal point to the room is a fire place with electric fire and marble hearth and surround. Fitted carpet. PVCu double glazed french doors lead to:

### SUN LOUNGE (13' 1" x 4' 10") or (4.0m x 1.48m)

Skimmed and emulsioned Apex ceiling. Walls are skimmed and emulsioned. Dual aspect giving lots of natural light with two sets of PVCu double glazed window looking to the front with outstanding views over to Swansea Bay. Two double glazed PVCu windows to the side aspect all fitted with Venetian blinds. Fitted carpet.

### OUTSIDE


The bungalow is situated on a large plot. Low maintenance patio slabs sweeps round the property. Storage shed with power and lighting. Steps up to a terrace area which is enclosed with a glass balustrade.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.pjchomes.co.uk)

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