



Thornbury Close, Baglan, Port Talbot,
Neath Port Talbot. SA12 8EU

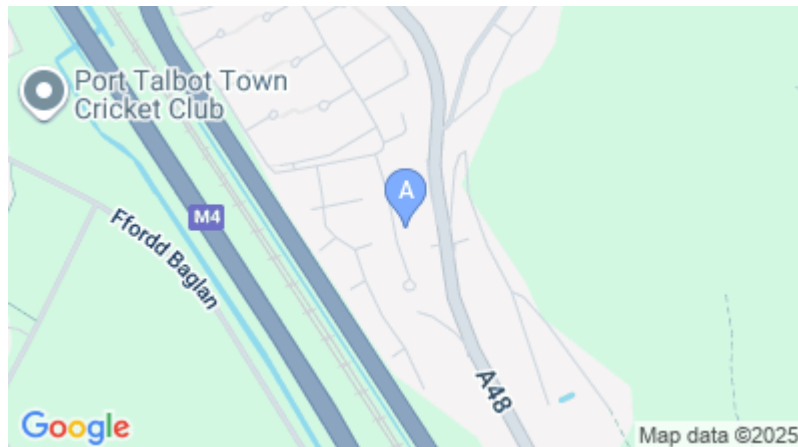
£250,000

Thornbury Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8EU

We are pleased to present this three bedroom detached house located within a popular cul-de-sac in Baglan comprising entrance hallway, two reception rooms, kitchen, conservatory and WC. Three bedrooms and shower room. Low maintenance gardens and single garage. NO ONGOING CHAIN.

£250,000

- Three bedroom detached house
- Single garage and driveway
- Conservatory to the rear
- Requires modernisation internally
- Sought after location in Baglan
- EPC - Council tax - C
- No onward chain



DESCRIPTION

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Key Features

NO ONGOING CHAIN

Requires modernisation internally

Good transport links via the M4

New roof (2024)

Ideal family home

ENTRANCE PORCH

Access via PVCu door with stained glass panel and coordinating side panels. PVCu tongue and groove cladding to the ceiling. Inset spotlights. Exposed brick wall. Carpet to the floor. PVCu door with stained glass panel and coordinating side panel into:

ENTRANCE HALL

Stippled ceiling with light and smoke detector. Coving. Walls are papered with half height dado rail. Radiator. Stair case leading first floor landing. Fitted carpet. All doors leading off.

DOWNSTAIRS W.C. (5' 5" x 2' 5") or (1.64m x 0.73m)

PVCu tongue and groove cladding with centre ceiling light. Wood chip walls. PVCu frosted window looks to the side of the property. Low level W.C. and wall hung wash hand basin. Laminate flooring. Built in storage.

KITCHEN (13' 7" x 8' 4") or (4.15m x 2.55m)

Ceiling is stippled with centre strip light. Walls are papered with tiling to splash back areas. PVCu double glazed bay window to the front of the property. Kitchen comprises a range of white wall and base units with coordinating roll edge work surfaces. One and half stainless steel sink and drainer with mixer tap. Double oven. Integrated 4 gas ring cooker. Extractor hood. Space for undercounter fridge. Plumbing for automatic washing machine. Part glazed PVCu double glazed door to the side.

RECEPTION 1 (15' 7" x 12' 4") or (4.75m x 3.75m)

Textured ceiling, coving, papered walls with half height dado rail, skirting and fitted carpet. PVCu double glazed window to the rear with fitted vertical blinds and radiator below. Feature marble fire surround with inset electric fire.

RECEPTION 2 (10' 4" x 9' 8") or (3.15m x 2.95m)

Access via double doors. Textured ceiling, coving, central light fitting, papered walls with half height dado rail and fitted carpet. Radiator. PVCu double glazed french doors leading into the conservatory.

CONSERVATORY (13' 0" x 9' 2") or (3.95m x 2.80m)

Inset spotlights, triple aspect PVCu double glazed windows with vertical blinds, dwarf brick wall with PVC cill, ceramic tiles to the floor. Radiator. PVCu double glazed door leading to the rear garden.



FIRST FLOOR ACCOMMODATION

The landing has textured ceiling, access to loft access, coving, central light pendant, papered walls with dado rail, skirting, fitted carpet. PVCu decorative stained glass window to the side. Fitted storage cupboard housing a gas fired combination boiler. Doors off to bedrooms and bathroom.

BEDROOM 1 (13' 11" x 10' 10") or (4.25m x 3.30m)

Textured ceiling, central light fitting, papered walls, fitted carpet. Radiator. PVCu double glazed window to the rear. Fitted wardrobes and cupboards with drawers and sliding doors.

BEDROOM 2 (12' 6" x 9' 5") or (3.80m x 2.86m)

Textured ceiling, papered walls, central light pendant, skirting, fitted carpet. PVCu double glazed window with radiator below. Fitted bedroom furniture.

BEDROOM 3 (10' 6" x 8' 0") or (3.20m x 2.45m)

Textured ceiling with central light fitting, Papered walls and fitted carpet. PVCu double glazed window to the front with radiator below. Fitted storage cupboard.

FAMILY BATHROOM

PVCu clad ceiling with recessed spotlights and extractor fan. Floor to ceiling Respetex panelled walls, ceramic tiled floor. PVCu glazed window with venetian blind. Wall mounted heated chrome towel rail. Three piece suite in white comprising wc, wash hand basin with vanity unit with chrome mixer tap, large walk in shower with large rainwater head and glazed screen. Fitted storage.

OUTSIDE

The front garden is laid to decorative stone, bounded by brick wall. Path to front door. Concrete driveway leading to the single garage with up and over door.

Rear garden bounded by brick wall and closed board fencing. Laid with decorative stone, paving and a wooden decked area. Side access gate.

NOTE

The property is currently Leasehold, the Freehold is in the process of being purchased. The property will be Freehold on completion.



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		
(55-68) D	67	
(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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