



Pentyla Baglan Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8DS

£350,000

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Welcoming to the market this spacious four bedroom detached house which would make an ideal home for any growing family. Located close to local shops, all major schools and amenities with good transport links to the M4 corridor and walking distance to Port Talbot town centre. Property benefits from many original features, downstairs w.c. and detached garage to the front. Early viewing is recommended to appreciate this spacious family home.

£350,000

- Four bedroom detached period house
- Three good size reception rooms
- Downstairs w.c.
- Utility/second kitchen
- Some period features retained
- Single garage to the front



DESCRIPTION

PJC are pleased to welcome to the market this spacious four bedroom detached house which would make an ideal home for any growing family. Located close to local shops, all major schools and amenities with good transport links to the M4 corridor and walking distance to Port Talbot town centre. The property sits on a larger than average plot with tiered gardens to the front and the rear with entertainment areas and planted with trees and shrubs that are all beautifully presented.

Accommodation briefly comprise to ground floor hallway, three reception rooms, kitchen, utility/laundry room, boot room and downstairs w.c. To the first floor there are four bedrooms, shower room and bathroom.

Externally there are large front and rear gardens beautifully presented and single detached garage.

ENTRANCE PORCH

Accessed via PVCu front door through into entrance porch. PVCu windows to front and side. Tiled floor. Original feature timber door with stain glass panels leads to:

HALLWAY

Impressive entrance hall giving access to downstairs accommodation. Coved ceiling. Feature panelling to the walls. Staircase to first floor landing. Block wood parquet flooring. Solid wood doors leading off.

RECEPTION 3 (11' 10" x 10' 4") or (3.60m x 3.14m)

Feature ceiling rose and finished with coving. PVCu double glazed french doors leading to front patio. Two radiators. Focal point to room is the log burner with tiles surround and slate hearth. Storage cupboard with skimmed ceiling. Timber framed sash window with stain glass. Continuation of block wood flooring.

RECEPTION 2 (11' 09" x 10' 01") or (3.58m x 3.07m)

Feature ceiling rose and finished with coving. Front facing PVCu double glazed windows. Radiator. Inset fireplace with wooden mantle. Fitted carpet.

RECEPTION 1 (15' 8" x 12' 4") or (4.78m x 3.76m)

*4.78m into the bay.

Feature ceiling rose and finished with coving. Rear facing PVCu triple glazed window set within a box bay. Two radiators. Focal point to the room is the electric fire with marble mantle. Hearth and surround. Fitted carpet.

KITCHEN (15' 8" x 12' 5") or (4.78m x 3.78m)

4.78m into bay

Coved ceiling. Tiles to splash back areas. Rear facing PVCu triple glazed window set within a box bay. Kitchen is fitted with a range of shaker style wall and base units with co-ordinating solid wood work surfaces. Eight gas ring Range cooker with overhead extractor hood. Dishwasher. Ceramic Belfast sink with mixer tap. American style fridge/freezer. Space for dining room table and chairs. Vertical radiator. Window seat. Solid wood flooring.



REAR HALLWAY

Tongue and groove wood panelling to the walls. Built in storage cupboard. Vinyl flooring in a herringbone effect. Door leading into:

W.C. (4' 5" x 2' 11") or (1.35m x 0.89m)

Single glazed frosted internal window. Low level w.c. Wall hung wash hand basin with chrome mixer tap. Tiles to the splash back areas. Continuation of the vinyl flooring.

UTILITY/KITCHEN AREA (18' 0" x 7' 5") or (5.49m x 2.27m)

Sloped ceiling with part Perspex roof. Front facing PVCu double glazed window. Wall mounted gas combination boiler. Fully functioning kitchen with space and plumbing for automatic washing machine and space for tumble dryer. Space for cooker. Ceramic Belfast sink with chrome mixertap. Work surfaces. Continuation of vinyl flooring.

BOOT ROOM (8' 4" x 8' 3") or (2.54m x 2.52m)

PVCu door leading to rear garden with coordinating PVCu windows to the side. Tiled flooring.

LANDING

Via stairs with fitted carpet and wooden balustrade. Large feature stain glass window. Built in airing cupboard with radiator. Fitted carpet. Doors leading off.

BEDROOM 1 (15' 9" x 12' 5") or (4.81m x 3.78m)

Coved ceiling. Rear facing timber framed single glazed windows with secondary glazing. Two Radiators. Exposed floorboards. Wardrobes with sliding doors to remain.

BEDROOM 2 (15' 9" x 12' 3") or (4.80m x 3.74m)

Feature panelled wall. Rear facing timber framed single glazed windows with secondary glazing. Two Radiators. Exposed floorboards. Wardrobes with sliding doors to remain.

BEDROOM 3 (11' 10" x 10' 0") or (3.61m x 3.06m)

Front facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 4 (11' 10" x 10' 10") or (3.60m x 3.30m)

Front facing PVCu double glazed window. Radiator. Built in storage. Fitted carpet.

SHOWER ROOM & W.C (8' 2" x 5' 9") or (2.49m x 1.76m)

*1.76m into shower cubicle.

Extract fan. Tiles to splash back areas. Wall mounted chrome heated towel rail. Wooden framed frosted stain glass sash window. Room is fitted with a low level w.c. pedestal wash hand basin and walk-in shower cubicle with sliding doors and overhead chrome shower. Exposed floorboards.



BATHROOM (8' 6" x 6' 4") or (2.59m x 1.93m)

Loft access hatch. Tiles to splash back areas. Side facing PVCu frosted window. Traditional radiator with chrome towel rail. Traditional style pedestal wash hand basin. Double ended bath with chrome mixertap and shower head attachment. Exposed floorboards.

OUTSIDE

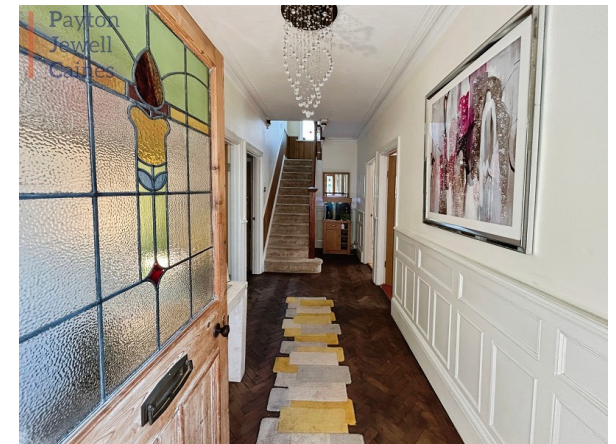
Property sits on a larger than average impressive plot with gardens to both the front, side and rear. Detached single garage. To the front there are steps leading down to the property. Borders planted with mature shrubs and plants. Panelled fencing on one side. Area laid to lawn. Continuation of steps down to a further two tiers laid with patio slabs. Side access to rear.

To side of property there is a storage shed with work bench. Decked area ideal for garden furniture and entertaining. Area ideal for BBQ. Steps leading down to a paved terrace that is the perfect suntrap and ideal for garden furniture.

Tired rear garden with lawned areas, chipping's and planted with trees and shrubs.


NOTE

We have been informed that the property is held freehold however we have not inspected the title deeds.

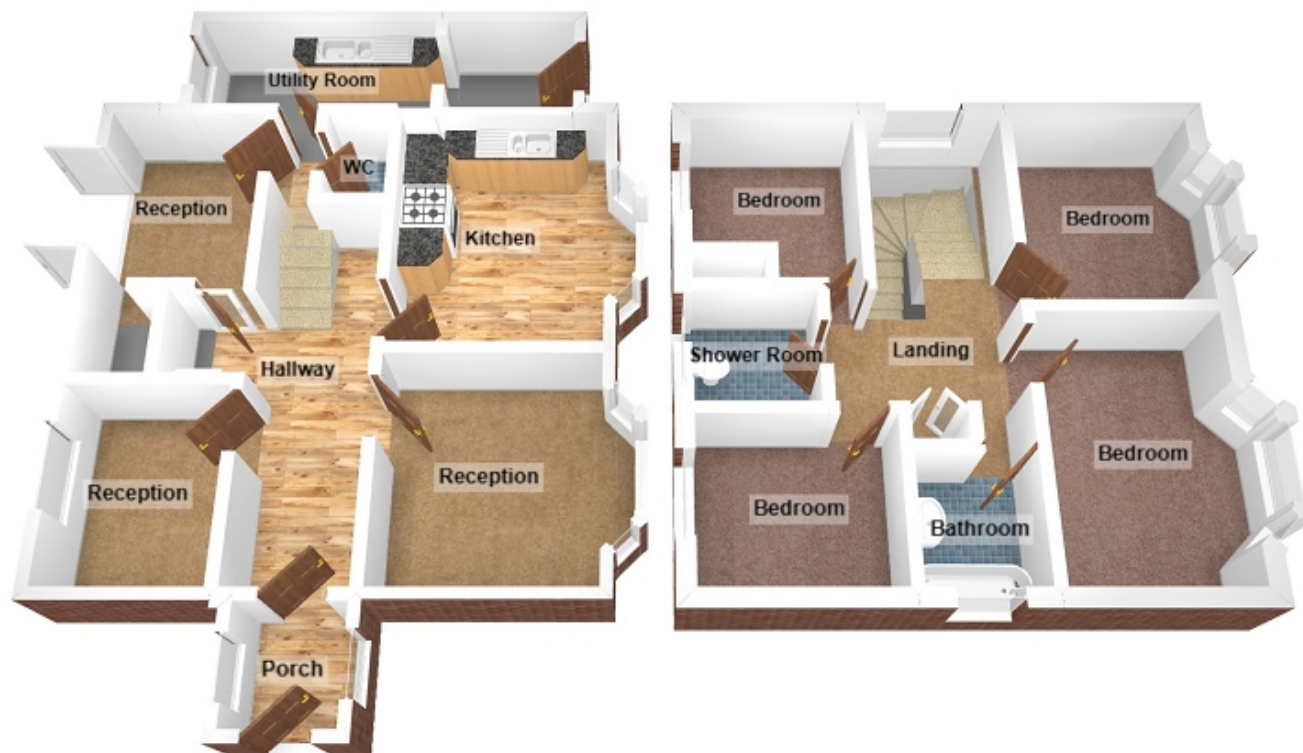


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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.



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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