

Payton
Jewell
Caines



19 Sunnycroft Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8TB

£260,000

PJC PAYTON
JEWELL
CAINES

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Extended three bedroom semi detached family home comprising entrance hallway, two reception rooms, kitchen, WC, 3 bedrooms, shower room. Generous rear garden. Single garage and driveway parking. Require some internal modernisation.

£260,000

- EXTENDED 3 bedroom semi-detached house
- Generous enclosed rear garden
- Downstairs WC and upstairs shower room
- Detached single garage and driveway parking
- Ideally situated for access to the M4
- EPC - / Council Tax -



DESCRIPTION

Extended three bedroom semi detached family home comprising entrance hallway, two reception rooms, kitchen, WC, 3 bedrooms, shower room. Generous rear garden. Single garage and driveway parking. Require some internal modernisation.

Sunnycroft Road is a sought after location close to local shops and the Bagle Brook pub and restaurant. There is easy access to the M4 motorway and Ysgol Gynradd Baglan Primary School. Viewing is recommended.

KEY FEATURES

FREEHOLD

Lovely original features

Good size rear garden

Ideal family home

ENTRANCE HALL

Access is via the side of the house.

Frosted glazed PVCU door into the entrance hallway with papered and coved ceiling, papered walls, skirting and original mosaic tiled floor. Frosted glazed panel and stairs leading to the landing. Doorway through into the lounge.

LOUNGE (22' 4" x 13' 5") or (6.80m x 4.10m)

Overlooking the front via PVCu double glazed window with fitted vertical blind and curtain pole. PVCu double glazed bay window with vertical blind and curtain pole. Emulsioned and coved ceiling, two matching central light fittings, emulsioned walls, skirting and solid wood block parquet flooring.

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

PVCu double glazed window and fitted vertical blind and curtain pole overlooking the rear. Finished with papered and coved ceiling, papered walls, skirting and a wood effect laminate floor. Feature fireplace with stone surround, wooden mantle and glazed display units within the chimney breasts.

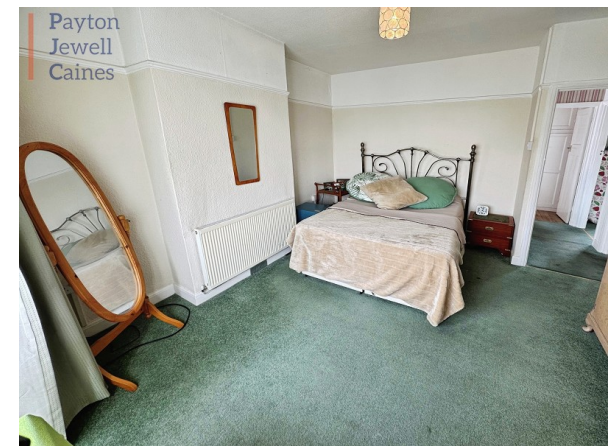
Door into the downstairs WC;

W.C.

PVCu frosted glazed window to the side, recessed LED spotlights Respertex ceiling and walls and a vinyl floor. Two piece suite with WC and a wash hand basin with vanity shelf storage below. Wall mounted mirrored bathroom cabinet and wall mounted fuse box.

KITCHEN (13' 11" x 8' 10") or (4.25m x 2.70m)

With dual aspect natural light via PVCu double glazed window to the rear, double glazed frosted glazed panel to the side and PVCu double glazed French doors leading out to the rear patio with vertical blinds. Emulsioned and coved ceiling with recessed LED spotlights. Emulsioned walls, skirting and ceramic tiles to the floor. The kitchen is arranged with low level and wall mounted units in solid wood with a complementary granite worksurface. Inset sink with swan neck tap and moulded drainer. Integrated oven with four gas ring and overhead extractor hood. Space for fridge freezer.



STAIRS AND LANDING

To the first floor via stairs with fitted carpet and wooden balustrade.

Landing.

Access to loft storage. Papered and coved ceiling, papered walls, skirting and fitted carpet.

BEDROOM 1 (15' 3" x 11' 10") or (4.65m x 3.60m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with papered ceiling and walls with a high-level feature picture rail, skirting and fitted carpet.

SHOWER ROOM

PVCu frosted glazed window to the rear with fitted roller blind, finished with Respertex ceiling and walls, central light fitting and a vinyl floor. 3 piece suite with WC, wash hand basin with storage below and a separate shower cubicle in a quadrant style with sliding glazed doors housing a plumbed shower. Wall mounted heated chrome towel rail. Fitted storage cupboard housing wall mounted Baxi gas fired combination boiler.

BEDROOM 2 (13' 1" x 10' 6") or (4.00m x 3.20m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind and curtain pole, finished with papered ceiling, papered walls with a high-level feature picture rail, skirting, fitted carpet.

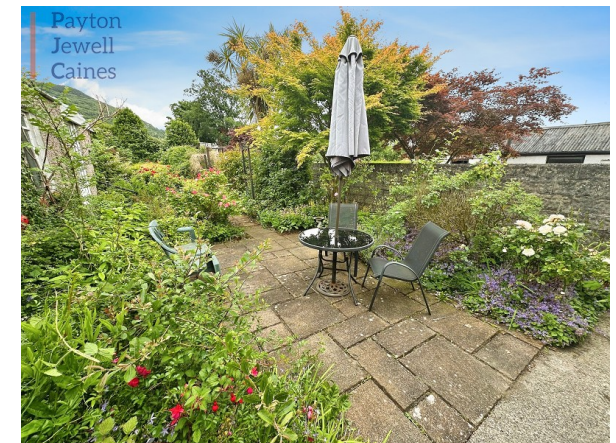
BEDROOM 3 (10' 4" x 8' 4") or (3.15m x 2.55m)


Overlooking the rear garden via PVCu double glazed window with fitted vertical blind and curtain pole. Papered ceiling and walls with a high-level feature picture rail, skirting, fitted carpet.

OUTSIDE AND GARAGE

Enclosed rear garden laid to patio with mature trees and shrubs, leading to a good size area of lawn with an elevated area of lawn to the rear. Door into storage behind the garage.

Single garage with a traditional up and over door with power and light. Printed concrete driveway. Enclosed front garden laid to lawn with mature shrubs.



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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