

Payton
Jewell
Caines



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

Offers In Excess Of
£250,000

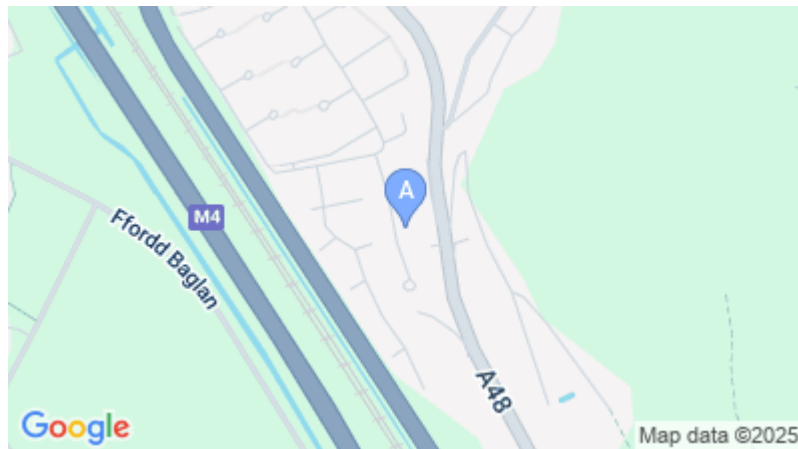
PJC PAYTON
JEWELL
CAINES

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

We are pleased to present to the market this three bedroom detached house located within a popular Cul-de-sac location in Baglan. The property briefly comprises to the ground floor entrance hall, W.C., two reception rooms, kitchen. To the first floor three bedrooms and shower room. Externally there are gardens to the front and rear as well as parking and single garage. No ongoing chain.

Offers In Excess Of £250,000

- Three bedroom detached house
- Single garage and driveway
- Downstairs W.C.
- Two reception rooms
- Sought after location in Baglan
- No onward chain



DESCRIPTION

We are pleased to bring to the market with no ongoing chain this beautifully presented three bedroom detached family home situated within the popular residential location of Baglan. The property is conveniently located with close access to the M4 corridor, local shops, schools and is walking distance of the local public houses and restaurant The Bagle Brook and The Tyn y Twr as well as a very short drive from Aberavon sea front. Early viewing is highly recommended to appreciate all that this family home has to offer.

ENTRANCE HALL

Access via PVCu frosted panel front door. Stippled ceiling. Coving. Ceiling light. Walls are skimmed and emulsioned. Radiator. Stair case leads to first floor landing. Fitted carpet. Doorways leading off.

W.C. (5' 5" x 2' 9") or (1.66m x 0.83m)

Ceiling is stippled with ceiling light and coving. Papered walls. PVCu frosted double glazed window looks to the rear of the property. Low level W.C. in white and wall hung wash hand basin. Tiles to splash back. Wall mounted heated towel rail. Wood effect vinyl flooring.

RECEPTION 1 (15' 6" x 12' 4") or (4.72m x 3.77m)

Ceiling is stippled with ceiling light and coving. Walls are skimmed and emulsioned. PVCu large picture window looks to front aspect. Radiator. Focal point is a fire place with space for electric fire. Tiled mantle, hearth and surround. Fitted carpet with hard wood block flooring underneath. Double doors lead through to:

RECEPTION 2 (10' 4" x 9' 9") or (3.14m x 2.96m)

Ceiling is stippled with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the front aspect. Fitted carpet. Sliding door leads through to:

KITCHEN (10' 5" x 8' 5") or (3.18m x 2.57m)

Ceiling is stippled with centre spotlights and coving. Walls are partially skimmed and emulsioned with tiles to splash back areas. PVCu double glazed window looks to the rear garden. PVCu frosted glazed panel door leads to rear garden. Under stair storage. Kitchen comprises a range of wall and base units in laminate with coordinating work surfaces. Inset sink with drainer and mixer tap. Space for gas hob and oven. Space and plumbing for automatic washing machine. Space for fridge freezer. Radiator. Vinyl flooring.

LANDING

Via stairs with fitted carpet and hand rail. Ceiling is stippled with ceiling light. Access to loft. Walls are partially skimmed and emulsioned and part papered. PVCu double glazed window looks to the rear of the property. Fitted carpet. Storage cupboard housing gas fired combination boiler. Doors leading off.

BEDROOM 1 (13' 8" x 10' 11") or (4.17m x 3.34m)

Ceiling is stippled with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. Large picture PVCu double glazed window looks to the front aspect. Fitted carpet. Built in storage cupboard.

BEDROOM 2 (12' 10" x 9' 4") or (3.90m x 2.85m)

Ceiling is stippled with ceiling light and coving. Walls are partially skimmed and emulsioned and part papered. Radiator. PVCu double glazed window to the front aspect. Built in storage. Fitted carpet.



BEDROOM 3 (10' 5" x 7' 11") or (3.18m x 2.41m)

Ceiling is stippled with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the rear aspect. Fitted carpet. Radiator. Built in storage cupboard.

BATHROOM (6' 11" x 5' 5") or (2.12m x 1.65m)

Ceiling is skimmed and emulsioned with ceiling light. Coving. Respatex panelling to the walls. PVCu frosted double glazed window to the rear aspect. Wall mounted heated towel rail. Bathroom is fitted with a three piece suite comprising low level W.C., wash hand basin with vanity and walk in shower cubicle with wall mounted shower. Vinyl flooring.

OUTSIDE

To the rear the garden is a low maintenance and split over two tiers. The first tier is laid to patio slabs ideal for patio furniture and entertaining. Steps to lead to an area laid with stone chippings. Borders to the rear for planting. To the side of the property a wrought iron gate gives access to a driveway and garage. The front is laid to lawn with mature shrubs.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	64	
(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.



GROUND FLOOR



FIRST FLOOR

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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