



Brooklyn Gardens, Port Talbot, Neath Port
Talbot. SA12 7PJ

£240,000

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Introducing to the market this three bedroom semi detached bungalow situated in a sought after area of Baglan Moors, the property benefits from open plan lounge/diner, three bedrooms and a garage with a driveway with space for two cars. Early viewing is highly recommended to appreciate all that this spacious three bedroom semi detached bungalow has to offer.

£240,000 - Freehold

- Three bedroom semi detached bungalow
- Open plan lounge/diner
- Fitted kitchen
- Spacious accommodation throughout
- Driveway with garage
- Situated in sought after area



DESCRIPTION

Introducing to the market this three bedroom semi detached bungalow situated in a sought after area of Baglan Moors, within walking distance to the local Baglan Bay retail park, amenities and transport links. The accommodation briefly consist of hallway, kitchen, lounge/diner, three bedrooms, inner hallway, bathroom. Externally there is a drive with space for two cars and a garage. Rear and front gardens.

HALLWAY

Access via composite front door.

Stippled and coved ceiling. Emulsioned walls. Fitted carpet. Door into lounge/diner. Opening into:

KITCHEN (11' 7" x 10' 10") or (3.54m x 3.29m)

Stippled ceiling and coved. Emulsioned walls with tiles to splash back. Front facing PVCu double glazed window. Side facing composite door leading out to the side of the property. Radiator. Tiled flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Under counter space for washing machine. Integral dishwasher, and low level integral fridge and freezer. Inset stainless steel sink and drainer. Built in oven with grill above. Inset induction hob with extractor fan above. Cupboard housing gas fired boiler.

LOUNGE/DINER (23' 10" max x 11' 9") or (7.26m max x 3.59m)

Skimmed and coved ceiling. Papered walls. Radiator. Front facing PVCu double glazed french doors. Radiator. Fitted carpet. Wall mounted electric fire with decorative fireplace. Space for dining furniture. Door into:

INNER HALLWAY

Artexed ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. Storage cupboard housing the water tank. Doors leading off.

BATHROOM (8' 2" x 5' 7") or (2.50m x 1.70m)

Skimmed and coved ceiling. Inset spotlight. Tiled walls. Side facing frosted PVCu double glazed window. Chrome wall towel rail heater. LVT flooring. Room is fitted with a three piece suite comprising low level W.C., pedestal wash hand basin, p shaped bath with wall mounted electric shower and curved shower screen.

BEDROOM 1 (12' 7" x 8' 8") or (3.84m x 2.63m)

Artexed and coved ceiling. Emulsioned walls. Rear facing PVCu double glazed window and double glazed French doors leading to the rear garden. Radiator. Fitted carpet.

BEDROOM 2 (11' 9" x 7' 6") or (3.57m x 2.29m)

Artexed ceiling and coved. Emulsioned walls. Rear facing triple glazed window. Radiator. Fitted carpet.

BEDROOM 3 (8' 9" x 7' 10") or (2.67m x 2.40m)

Stippled and coved ceiling. Emulsioned walls. Side facing PVCu double glazed window. Radiator. Fitted carpet.



OUTSIDE

To the rear the garden is bounded on three sides by fence and two sides by wall. Garden is laid to Indian sand stone paving slabs. Path leads down the side of the property to a gate given access to the front garden. The front the property is open fronted laid mainly to lawn. Bounded on one side by wall and railings. There is a driveway leading to the garage. Driveway creating off road parking for up to two cars. Footpath to front door. Garden is planted with trees and shrubs. Outside tap to the side.

GARAGE (24' 4" x 9' 2") or (7.41m x 2.80m)


Garage accessed via traditional up and over door. Courtesy door to the rear. Power installed.

NOTES

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(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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