



Fairwood Drive, Baglan, Port Talbot, Neath
Port Talbot. SA12 8NU

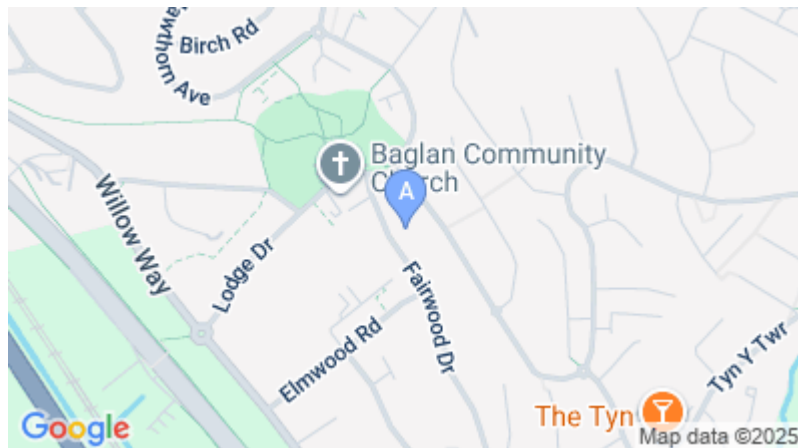
£179,950

Fairwood Drive, Baglan, Port Talbot, Neath Port Talbot. SA12 8NU

Three bedroom semi detached house comprising entrance hallway, WC, Lounge, kitchen/ diner, three bedrooms with occasional attic room and family bathroom.

£179,950

- Three bedroom semi detached house
- Popular area of Baglan
- Gas combination boiler
- Downstairs W.C.
- Large outhouse with power and light



DESCRIPTION

We are pleased to present to the market this three bedroom semi detached house situated within the popular residential area of Baglan. The property is located within easy access of local amenities, primary and secondary schools, Aberavon Beach, as well as the M4 corridor. The property is well presented throughout and benefits from gas combination boiler, occasional attic room, open kitchen diner and versatile outhouse.

ENTRANCE HALL

Enter property via PVCu door with frosted glass panel. Ceiling is skimmed and emulsioned with ceiling light, smoke detector and coving. Walls are skimmed and emulsioned. Radiator. Built-in under stair storage housing gas meter. Staircase leads to first floor landing and doorways lead off.

DOWNSTAIRS W.C. (4' 6" x 3' 5") or (1.37m x 1.03m)

Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are skimmed and emulsioned. Wall mounted heated towel rail. PVCu frosted double glazed window to the rear. Wall mounted electric box. Low level W.C. and wash hand basin. Continuation of the tiled floor.

RECEPTION 1 (11' 2" x 10' 8") or (3.40m x 3.26m)

Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to front aspect. Chimney breast with alcoves to either side and space for fire. Tiled wood flooring.

KITCHEN (10' 1" x 7' 8") or (3.08m x 2.33m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. PVCu double glazed window looks to rear and PVCu stable door with frosted glass panel lead to rear garden. The kitchen comprises a range of wall and base units in a cream shaker style with coordinating solid wood worktops. There is a ceramic Belfast sink with mixer tap. Space and plumbing for automatic washing machine. Space for fridge freezer. Space for an oven with overhead extraction hood. Flooring is tiled. Square opening through to:

RECEPTION 2 (12' 8" x 10' 8") or (3.86m x 3.24m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to front aspect. Chimney breast with alcoves to either side and a continuation of the tiled floor with breakfast bar.

LANDING

Staircase leads to first floor landing with fitted carpet and wooden spindle balustrade. PVCu double glazed window looks to rear. Ceiling is skimmed and emulsioned with ceiling light, smoke detector, original access to the loft and coving. Walls are skimmed and emulsioned. PVCu double glazed window looks out to the rear. Fitted carpet.

BEDROOM 1 (12' 8" x 10' 8") or (3.85m x 3.25m)

Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are skimmed and emulsioned with one feature papered wall. Radiator. PVCu double glazed window looks to front aspect. Laminate flooring.



BEDROOM 2 (11' 5" x 10' 9") or (3.49m x 3.27m)

Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to front aspect and laminate flooring.

BEDROOM 3 (8' 2" x 7' 7") or (2.49m x 2.30m)

Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to rear. Built in storage. Laminate flooring and staircase to attic room.

OCCASIONAL ATTIC ROOM (21' 4" x 9' 3") or (6.49m x 2.83m)

Via stairs with fitted carpet. Apex ceiling which is skimmed and emulsioned with sunken spotlights to timber frame. Velux windows look out to rear. Radiator. Storage into the eaves and fitted carpet.

FAMILY BATHROOM (7' 8" x 6' 4") or (2.33m x 1.93m)

Ceiling is artex with ceiling light and coving. Floor to ceiling wall tiles. Wall mounted chrome heater towel rail. PVCu double glazed frosted window to rear. Built in storage housing gas fired combination boiler. Bathroom is a three-piece suite, comprising low level W.C., wash hand basin with vanity and P shaped bath with overhead chrome rainfall shower and glass shower screen. Vinyl flooring in a tile effect.

OUTSIDE

To the rear of the property is an elevated garden split over three tiers and all low maintenance. First tier is laid partly patio slabs and artificial turf. Steps lead onto a second tier laid to stone chippings and artificial turf. Bounded by picket fence. Ideal for garden furniture. Onto the final tier which houses large outhouse and a further sitting area with wood built pergola. Further areas laid to patio slabs. To the front, there is a garden laid to lawn with steps leading to front door.


OUTHOUSE (19' 10" x 9' 3") or (6.05m x 2.83m)

Pitched roof. Lighting and power. PVCu double glazed window looking to front aspect and a second PVCu double glazed window looking to the side. PVCu double glazed French doors. Versatile space to be adapted for the new owner.

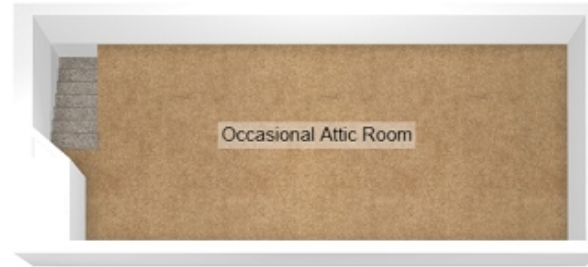


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC |  |

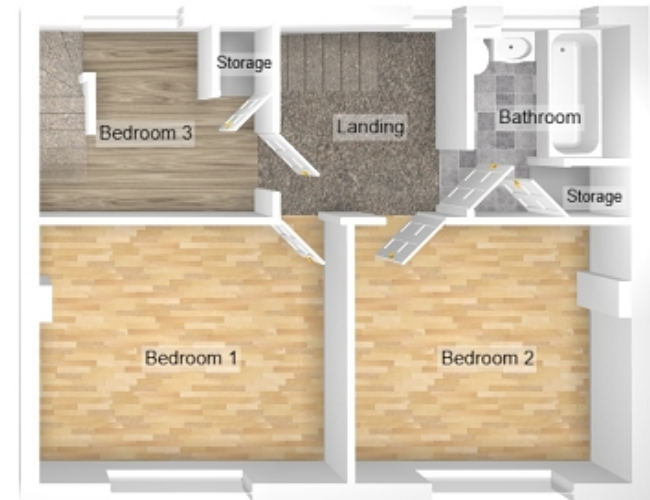
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



ATTIC ROOM



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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