

Payton
Jewell
Caines



Church Road, Baglan, Port Talbot, Neath
Port Talbot. SA12 8SS

£179,950

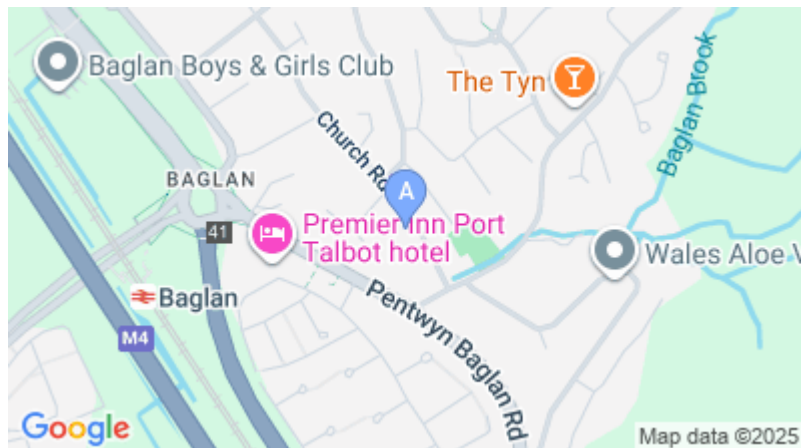
PJC PAYTON
JEWELL
CAINES

Church Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8SS

We are pleased to present to the market this traditional build two bedroom semi detached house located in a desirable area of Baglan, close to local schools, shops, amenities and transport links. Early viewing recommended. Sold with no ongoing chain.

£179,950 - Freehold

- Two bedroom semi detached house
- Two reception rooms
- Spacious kitchen/diner
- Large first floor family bathroom
- Off road parking, EPC - D
- No ongoing chain, Council tax - B



DESCRIPTION

We are pleased to present to the market this traditional build two bedroom semi detached house located in a desirable area of Baglan, close to local schools, shops, amenities and transport links. The property benefits from two reception rooms, kitchen/diner, enclosed rear garden and off road parking to the front. Early viewing recommended. Sold with no ongoing chain.

ENTRANCE

Via part glazed PVCu double glazed door into the entrance porch.

ENTRANCE PORCH

Artexed ceiling with pendant light, emulsioned walls, radiator, ceramic tiled flooring and frosted PVCu double glazed panels to the front and side of the property. Stairs leading to the first floor and door to the ground floor accommodation.

RECEPTION 1 (13' 7" max x 12' 5") or (4.15m max x 3.78m)

Artexed and coved ceiling with pendant light, emulsioned walls, two wall mounted lights, solid wood flooring, PVCu double glazed bay window to the front of the property and three radiators. Wooden fire surround with quartz hearth and inset decorative fire. Archway through to the dining room.

DINING ROOM (14' 4" x 9' 6") or (4.38m x 2.89m)

Artexed and coved ceiling, pendant light, emulsioned walls, radiator, continuation of the solid wood flooring and PVCu double glazed window to the side of the property. Opening into the kitchen.

KITCHEN (14' 8" x 13' 10" max) or (4.46m x 4.22m max)

Emulsioned and coved ceiling with spot light, emulsioned walls, two radiators and ceramic tiled flooring. A range of wall and base units in cream with laminate work surfaces housing a white one and half enamel sink and drainer with chrome hot and cold mixer tap. Built in stainless steel five ring gas hob with overhead stainless steel extractor hood and built in electric oven below. Under counter space for two appliances, space for upright fridge/freezer and dining table and chairs. Two PVCu double glazed windows one frosted to the rear of the property and part frosted PVCu door leading to the rear garden. Opening into the utility room.

UTILITY ROOM (5' 7" x 3' 7") or (1.69m x 1.10m)

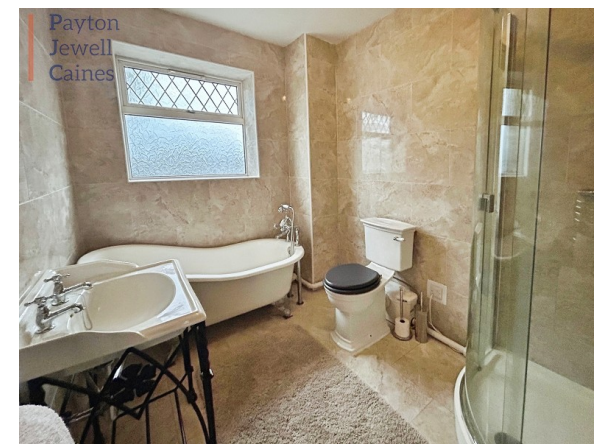
Artexed ceiling with pendant light, emulsioned walls, continuation of the ceramic tiled flooring, PVCu frosted double glazed window to the side of the property and laminate work surface with under counter plumbing for washing machine and space for tumble dryer. Wall mounted gas fired combination boiler.

LANDING

Artexed and coved ceiling with pendant light and emulsioned walls. Doors leading off.

BEDROOM 1 (13' 6" max x 9' 9" max) or (4.12m max x 2.96m max)

Artexed and coved ceiling with pendant light, emulsioned walls, two radiators, fitted carpet and two PVCu double glazed windows to the front of the property. Floor to ceiling built in wardrobes with three sliding doors.



BEDROOM 2 (12' 1" x 8' 4") or (3.69m x 2.55m)

Artexed and coved ceiling with pendant light, emulsioned walls, fitted carpet, PVCu double glazed window to the rear of the property and radiator.

FAMILY BATHROOM (8' 11" x 6' 11") or (2.73m x 2.11m)

Emulsioned ceiling with loft access and flush light fitting, floor to ceiling ceramic tiled walls, complementary ceramic floor tiles and chrome wall mounted heated towel rail. Four piece suite in white comprising w.c. wash hand basin with chrome hot and cold taps set within a period style wash stand and freestanding claw foot bath with chrome hot and cold mixer tap and shower attachment and corner shower with white shower tray. Wall mounted rainfall head mains fed shower with sliding screen doors. PVCu frosted double glazed window to the rear of the property.

OUTSIDE

The front is bound by block and brick wall with concrete driveway for off road parking, concrete terrace surrounded by beds. Side path leading to the rear garden.

The South facing rear garden is bound by block wall and wood featherblade fencing, concrete path to the side and metal gate to the front. Central concrete pathway surrounded by earth beds and an apple tree.



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		69
(55-68) D	61	
(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.



www.pjchomes.co.uk

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