



Land Off Wellfield Road, Baglan, Port
Talbot, Neath Port Talbot. SA12 8AB

£89,000



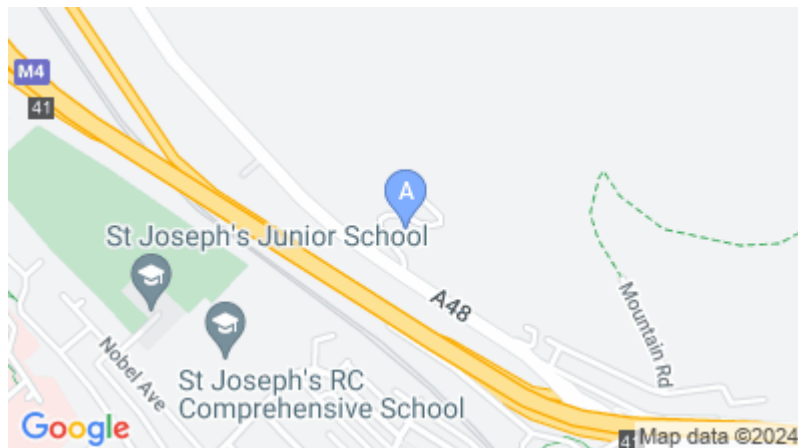
Land Off Wellfield Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8AB

FREEHOLD PLOT WITH PLANNING CONSENT FOR A DETACHED BUNGALOW (currently expired)

The approval of full planning permission shows two bedrooms but the design of the bungalow is such that it will be easy to convert from two bedroom to four.

£89,000

- Freehold building plot
- Full planning consent expired
- Detached bungalow
- Easy access to all amenities
- Well regarded residential area
- Within walking distance of town centre




NOTES

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

Heading towards Baglan from Port Talbot town on to Pentyla Baglan Road take the first right onto Wellfield Road

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

EPC

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.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk