

Payton
Jewell
Caines



1-2 Birchwood Close, Baglan - SA12 8EH

Baglan

£275,000



1-2 Birchwood Close

Baglan

Unique opportunity to purchase this detached bungalow which was originally two separate properties which has been combined into one flexible dwelling. Located in a small cul-de-sac within walking distance of local shops and amenities with excellent M4 LINKS. Benefiting from off road parking for several cars and a detached garage, this property must be viewed to appreciate all the potential it has to offer. This property would be ideal for those looking for adaptable accommodation for those with extended family or mobility issues.

Located in the heart of Baglan we are pleased to offer this three / four bedroom detached bungalow for sale available with no onward chain. Ideally situated within walking distance of local shops and schools with excellent road links to Port Talbot town centre and the M4 corridor. This would make an ideal purchase for someone looking for a one-story layout and easy accessibility.



- Low Maintenance Front & Rear Gardens
- No Ongoing Chain
- Kitchen & Utility
- 3/4 Bed Detached Bungalow
- Ample Off Road Parking
- Versatile Accommodation
- Wet Room & Bathroom



Entrance

Via PVCu door with frosted glazed panel into entrance hall finished with artexed and coved ceiling, ceiling light, smoke detector, access to loft, papered walls, high rise wall mounted electric box, storage heater, low level cupboard housing gas meter, built in storage and fitted carpet. Doors leading off.

Storage Room

2.01m x 2.61m (6' 7" x 8' 7") Artexed ceiling, tiled walls with part respatex, wall mounted units, PVCu double glazed window overlooking the front aspect and vinyl flooring.

Wet Room

1.68m x 2.02m (5' 6" x 6' 8") Artexed ceiling, ceiling light, respatex panelled walls, PVCu frosted double glazed window overlooking the side aspect, radiator, wall mounted extractor fan, WC, pedestal wash hand basin and an electric shower with non slip flooring.

Bedroom 1

3.27m x 4.67m (10' 9" x 15' 4") Stippled and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking the rear aspect, fitted wardrobes with sliding doors and fitted carpet.

Utility/Potential Bedroom 4

2.63m x 3.08m (8' 8" x 10' 1") Stippled and coved ceiling, strip light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, wall mounted and base units, stainless steel inset sink with drainer and mixer tap and vinyl flooring. Tumble dryer and washing machine to remain. Wall mounted gas fired boiler.



Reception 1

3.25m x 4.61m (10' 8" x 15' 1") Artexed and coved ceiling, ceiling light, papered walls, radiator, storage heater, PVCu double glazed window overlooking the front and fitted carpet. Square opening with sliding door through to reception 2.

Reception 2

3.06m x 4.61m (10' 0" x 15' 1") Artexed and coved ceiling, ceiling light, papered walls, PVCu double glazed window overlooking the front of the property, radiator, storage heater and fitted carpet. Door through to rear hallway.

Rear Hallway

Stippled and coved ceiling, smoke detector, ceiling light, access to loft, emulsioned walls, radiator, PVCu door with frosted glass panel leading to the side and rear, two built in storage cupboards and vinyl flooring. Doors leading off.

Bedroom 2

3.11m x 4.66m (10' 2" x 15' 3") Stippled and coved ceiling, ceiling light, emulsioned walls, radiator, PVCu double glazed window overlooking rear aspect and carpet tiled flooring.

Bedroom 3

2.63m x 3.09m (8' 8" x 10' 2") Stippled and coved ceiling, ceiling light, papered walls, PVCu double glazed window overlooking the rear of the property, built in wardrobes and fitted carpet. Cupboard housing hot water tank.

Bathroom

1.68m x 1.98m (5' 6" x 6' 6") Stippled ceiling, ceiling light, respatex panelled walls, radiator, PVCu double glazed frosted window overlooking the side aspect and vinyl flooring. Three piece suite in white comprising low level WC, pedestal wash hand basin and panelled bath.

Kitchen

2.66m x 2.85m (8' 9" x 9' 4") Stippled ceiling with ceiling light, floor to ceiling tiled walls, tiled flooring and PVCu double glazed window overlooking the front of the property. A range of wall and base units in high gloss cream with coordinating work surfaces and matching upstands. One and half inset sink with drainer and mixer tap, integral electric hob with overhead extractor hood and integrated oven. Freestanding dishwasher and low level fridge to remain.





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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.