



3 Cae Canol, Baglan – SA12 8LX
Port Talbot

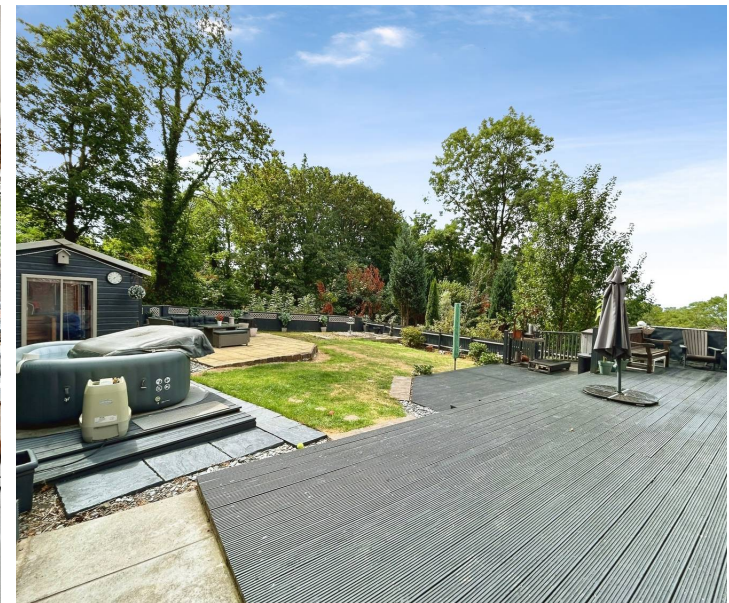
£475,000

3 Cae Canol

Baglan, Port Talbot

Welcome to this spacious four bedroom detached house, perfectly situated in the highly sought after leafy suburb of Baglan. Step inside and you'll find two generous reception rooms, ideal for relaxing with the family or entertaining guests. The property features four good sized bedrooms, offering plenty of space for everyone, as well as a handy attic room (great for storage or a home office). There are two bathrooms, plus an additional WC, making busy mornings a breeze. The layout is practical and flexible, giving you lots of options to suit your lifestyle. Whether you're looking for a family home with room to grow, or simply want to enjoy the peace and comfort of a detached property in a fantastic area, this house ticks all the boxes. With its welcoming feel and versatile spaces, this home is ready for you to move in and make it your own. Don't miss your chance to secure a property in one of Baglan's most desirable locations. If you're looking for space, convenience, and a friendly neighbourhood, this could be the perfect fit. Book your viewing today and see for yourself what makes this home so special.

- Four bedroom detached property
- Highly sought after location in the leafy suburb of Baglan
- Two reception rooms
- Attic room
- Four good sized bedrooms
- Two bathrooms and WC





Entrance

Via PVCu door into the entrance hall.

Entrance hall

3' 3" x 15' 5" (1.00m x 4.70m)

Radiator, PVC window and door, tiled flooring.

WC

4' 11" x 2' 11" (1.50m x 0.90m)

Tiled flooring, radiator and two piece suite comprising WC and wash hand basin.

Reception 2 / Pool room

13' 1" x 11' 6" (4.00m x 3.50m)

PVCu bay window, radiator and fitted carpet.

Reception 1 / lounge

18' 1" x 16' 5" (5.50m x 5.00m)

Laminate flooring, two PVCu French doors to the rear garden, two PVCu windows to the front and two radiators. Feature wall and modern fitted ceiling fans.

Kitchen / diner

16' 9" x 8' 10" (5.10m x 2.70m)

PVCu window, PVCu French doors, radiator, space for under counter freestanding appliances such as; fridge and dishwasher. Integrated hob and oven, tiled back splash, tiled flooring and space for table and chairs.

Utility

6' 3" x 4' 7" (1.90m x 1.40m)

Space for under counter washer or dryer. A range of wall and base units and opaque PVCu door to the side of the property.

Landing

Fitted carpet and stairs leading to the attic.



Bedroom 4

16' 1" x 9' 6" (4.90m x 2.90m)

Two PVCu windows, fitted carpet and radiator.

Bedroom 2

6' 3" x 9' 10" (1.90m x 3.00m)

Fitted carpet, radiator and PVCu window.

Bedroom 3

9' 10" x 8' 10" (3.00m x 2.70m)

Fitted carpet, radiator and PVCu window.

Bathroom

6' 7" x 5' 3" (2.00m x 1.60m)

Three piece suite comprising WC, wash hand basin and bath. Vinyl flooring, tiled walls, PVCu opaque window and heated towel rail.

Master bedroom

9' 10" x 13' 1" (3.00m x 4.00m)

Integral wardrobes, PVCu window, fitted carpet and radiator. Access to the en suite.

En suite

5' 11" x 4' 7" (1.80m x 1.40m)

Three piece suite comprising WC, wash hand basin and rainfall shower. Vinyl flooring and PVCu opaque window.

Attic room

9' 10" x 9' 6" (3.00m x 2.90m)

Eaves storage and fitted carpet.

Outside

Steps up to the front of the property, two integral garages on the basement level.

Enclosed rear garden in an elevated position with views over Baglan Bay, laid to patio, decking and grass areas. Garage and driveway with two parking spaces.

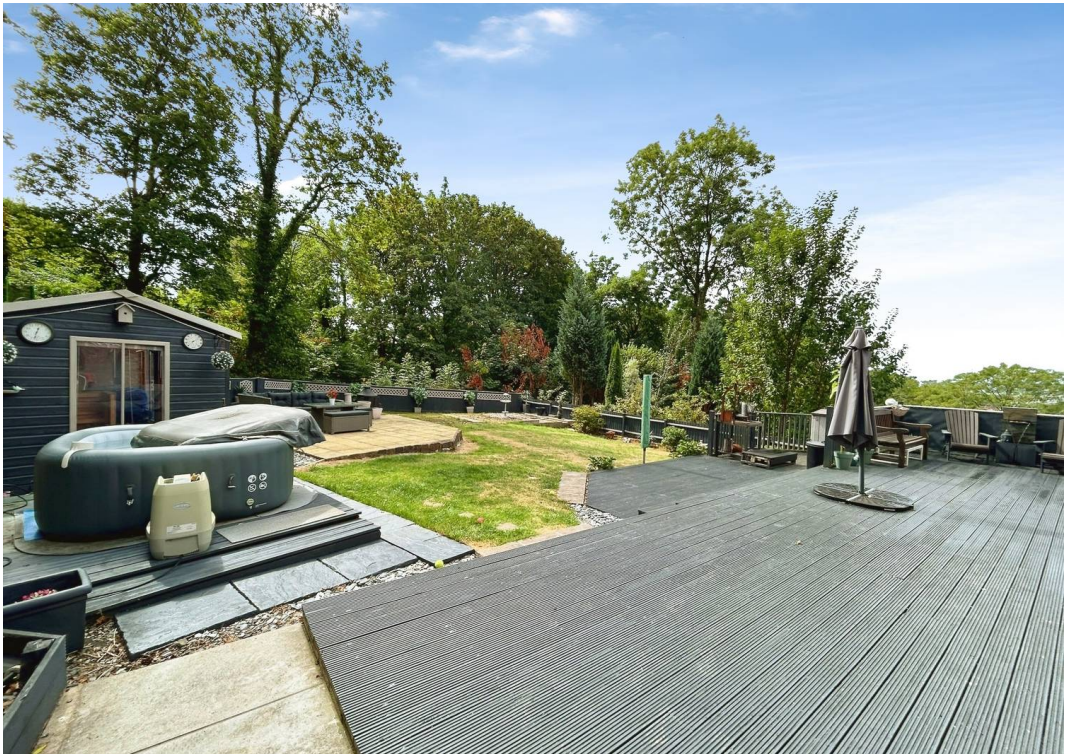
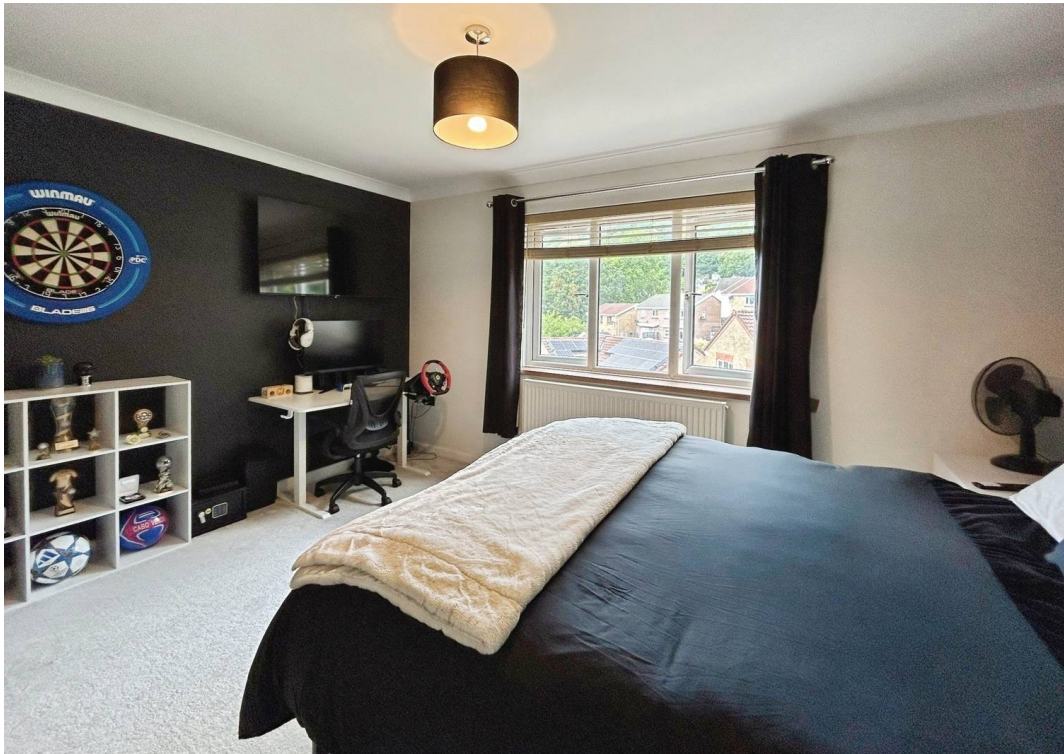
Outbuilding

6' 7" x 8' 6" (2.00m x 2.60m)

Electric for appliances.









Payton Jewell Caines

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