

**Payton
Jewell
Caines**



16 Birch Road, Baglan – SA12 8PW
Port Talbot

£170,000



16 Birch Road

Baglan, Port Talbot

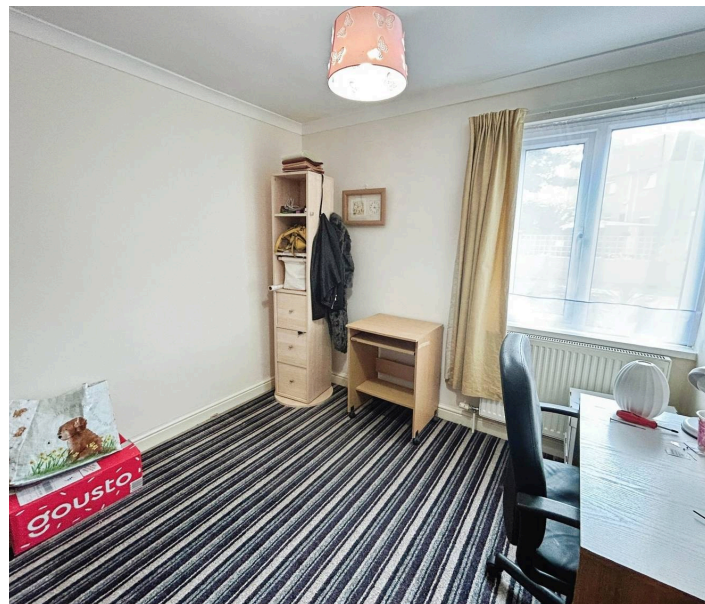
Presenting this beautifully appointed three bedroom semi detached house, offering an exceptional blend of modern comfort and timeless style within a sought-after residential location. The property welcomes you with a bright and inviting entrance hall, leading into a generously proportioned living room that provides ample space for relaxation and entertaining. The contemporary kitchen and dining area is thoughtfully designed, featuring sleek cabinetry, integrated appliances, and plentiful workspace, making it ideal for both family meals and hosting guests.

- Three Bedroom Semi-Detached Home
- Spacious Kitchen/Diner
- Downstairs WC and First Floor bathroom
- Gas central heating and double glazing
- Enclosed rear garden
- No onward Chain
- Close to fabulous local amenities and good schools





A convenient downstairs WC adds practicality to the ground floor layout, while the first floor comprises three well-sized bedrooms, each benefitting from large windows that fill the rooms with natural light. The family bathroom is elegantly finished with high quality fixtures and fittings, ensuring a luxurious experience. Throughout the house, gas central heating and double glazing deliver warmth and energy efficiency, providing comfort all year round. The property's interiors are presented in excellent decorative order, with neutral tones and stylish finishes that create a welcoming atmosphere and allow buyers to easily add their personal touch. Ample storage solutions are thoughtfully integrated throughout, including built-in wardrobes and useful under-stairs space, ensuring every-day living remains clutter-free. The home also boasts the potential to add parking at the rear (subject to planning), offering future flexibility for growing families or those requiring additional convenience. Located within easy reach of local amenities, reputable schools, and excellent transport links, this property is perfectly positioned for commuters and families alike. Whether you are looking to upsize, downsize, or simply move into a turnkey home, this three bedroom semi detached house presents an outstanding opportunity to enjoy quality living in a vibrant community. Early viewing is highly recommended to fully appreciate the quality, space, and potential on offer with this superb residence.





Entrance

PVCu opaque door leading into the hallway.

Entrance hall

Stairs leading to the first floor, PVCu opaque window to the front, radiator and door leading into the lounge.

Lounge

11' 2" x 10' 2" (3.41m x 3.09m)

Double glazed window to the front, radiator and laminate flooring

Kitchen / diner

21' 5" x 11' 1" (6.52m x 3.38m)

Two PVCu double glazed windows to the rear, PVCu double glazed window to the side and laminate flooring. A range of matching wall and base units with complementary work tops housing an inset stainless steel sink with mixer tap. Breakfast bar, electric hob and oven with cooker hood. Tiled splash backs and down lights. Door leading to utility room.

Utility room

6' 3" x 4' 8" (1.90m x 1.42m)

Recess for under stairs storage, double glazed window and door to the side, downlight and tiled flooring. Door leading to the downstairs WC.

Downstairs WC

4' 7" x 2' 10" (1.40m x 0.87m)

Double glazed opaque window to the side, radiator and tiled flooring. Two piece suite comprising wall mounted corner wash hand basin and low level WC.





Landing

Doors leading to bedrooms and bathroom.

Bedroom 1

13' 1" x 9' 5" (3.98m x 2.88m)

Two PVCu double glazed windows to the front, radiator, fitted carpet and built in wardrobe.

Bedroom 2

12' 2" x 11' 5" (3.72m x 3.47m)

Double glazed window to the rear, radiator and fitted carpet.

Bedroom 3

8' 11" x 9' 4" (2.73m x 2.85m)

Double glazed window to the rear, radiator and fitted carpet.

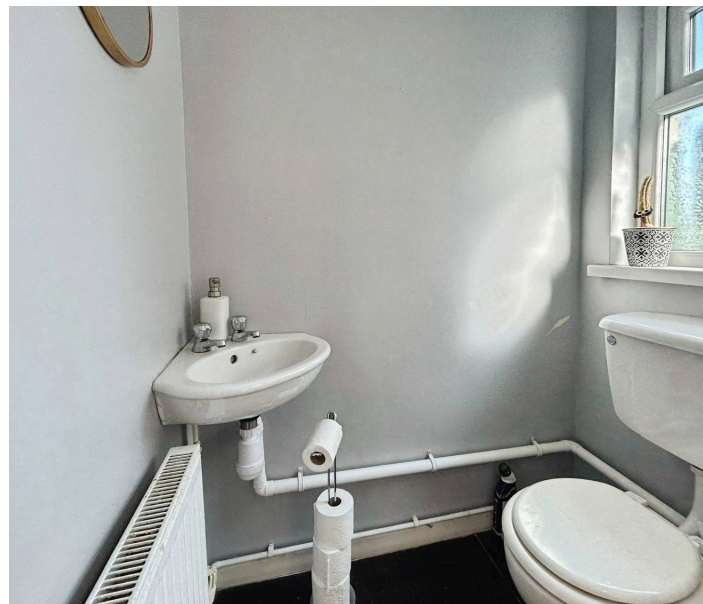
Bathroom

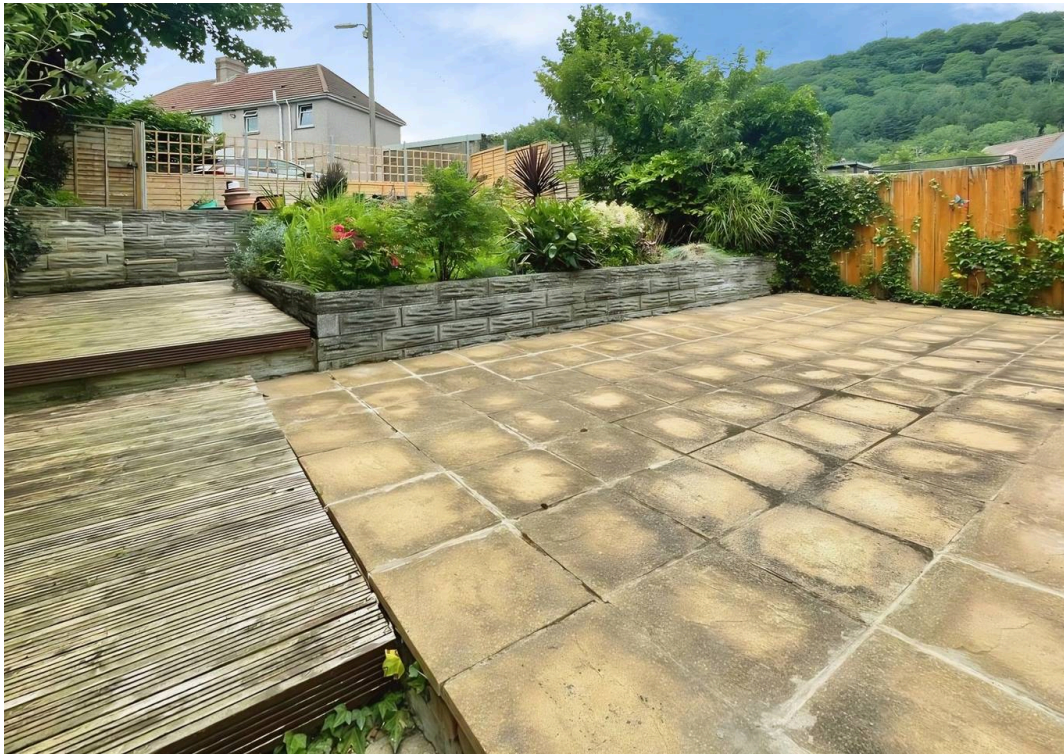
11' 4" x 4' 8" (3.46m x 1.43m)

Double glazed opaque window to the front, heated towel rail, extractor fan and floor to ceiling ceramic tiled flooring. Four piece suite comprising panelled bath, pedestal wash hand basin, low level WC and corner shower with mains attachment and downlights.

Outside

Retaining wall to the front with gate entrance, steps leading to the front door. Two tier stone chipping frontage and path leading to a gate which leads onto the rear garden. Outside light. Paved patio to the rear, raised decking area with steps leading to a further garden with lawn, range of flower and shrub borders, stone chippings and fencing with rear gate. Rear access from street behind allows ample on-street parking opportunity, as well as this, there is space at the rear of the property to add driveway parking, should you choose to and subject to planning approval.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		



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Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

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