

Payton  
Jewell  
Caines



29 Elmwood Road, Baglan - SA12 8TG  
Port Talbot

£190,000



## 29 Elmwood Road

Baglan, Port Talbot

Three bedroom semi detached home situated in the desirable location of Baglan and comprising enclosed porch, entrance hall, lounge, dining area, kitchen, first floor bathroom, driveway to the front and enclosed rear garden. Close to local schools and within easy access to the M4 motorway. Ideal first time or investment purchase.

- 3 Bedroom Semi Detached
- Driveway Parking
- Easy Access To The M4 And Local Primary Schools
- Lounge And Dining Area
- Enclosed Rear Garden
- Gas Central Heating





#### **Entrance**

Via PVCu double glazed opaque door leading into the entrance porch.

#### **Entrance Porch**

PVCu opaque window to the front, laminate flooring and timber framed door leading to the hallway.

#### **Hallway**

Stairs leading to the first floor with under stairs storage cupboard. Emulsioned walls, radiator, laminate flooring and doors leading into the lounge, dining room and opening into the kitchen.

#### **Dining Room**

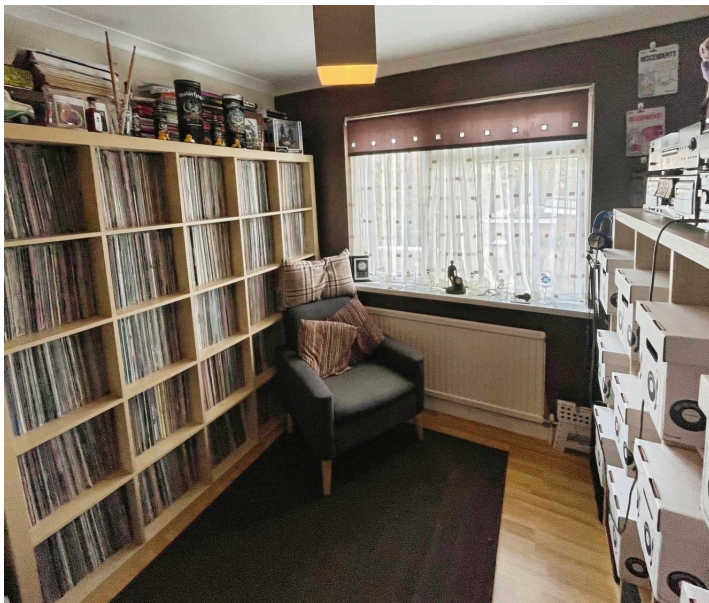
3.27m x 3.29m (10' 9" x 10' 10") Coving, PVCu double glazed window to the front, radiator, fitted carpet, feature fire recess and opening into the lounge.

#### **Lounge**

3.31m x 3.75m (10' 10" x 12' 4") Sliding double glazed aluminium patio doors, radiator, fitted carpet, papered walls and shelving.

#### **Kitchen**

2.58m x 2.64m (8' 6" x 8' 8") Emulsioned walls with tiling to the splash backs, vinyl flooring, PVCu double glazed window to the rear, opaque PVCu door leading out to the side and wall mounted towel rail. A range of matching wall and base units with complementary roll edge work surfaces housing a sink with single drainer and mixer tap. Plumbing for automatic washing machine.



**Landing**

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window to the side, emulsioned walls, loft access, fitted carpet and airing cupboard housing the wall mounted combination boiler.

**Bedroom 1**

3.33m x 3.71m (10' 11" x 12' 2") Emulsioned walls, coving, PVCu double glazed window overlooking the rear, radiator and fitted carpet.

**Bedroom 2**

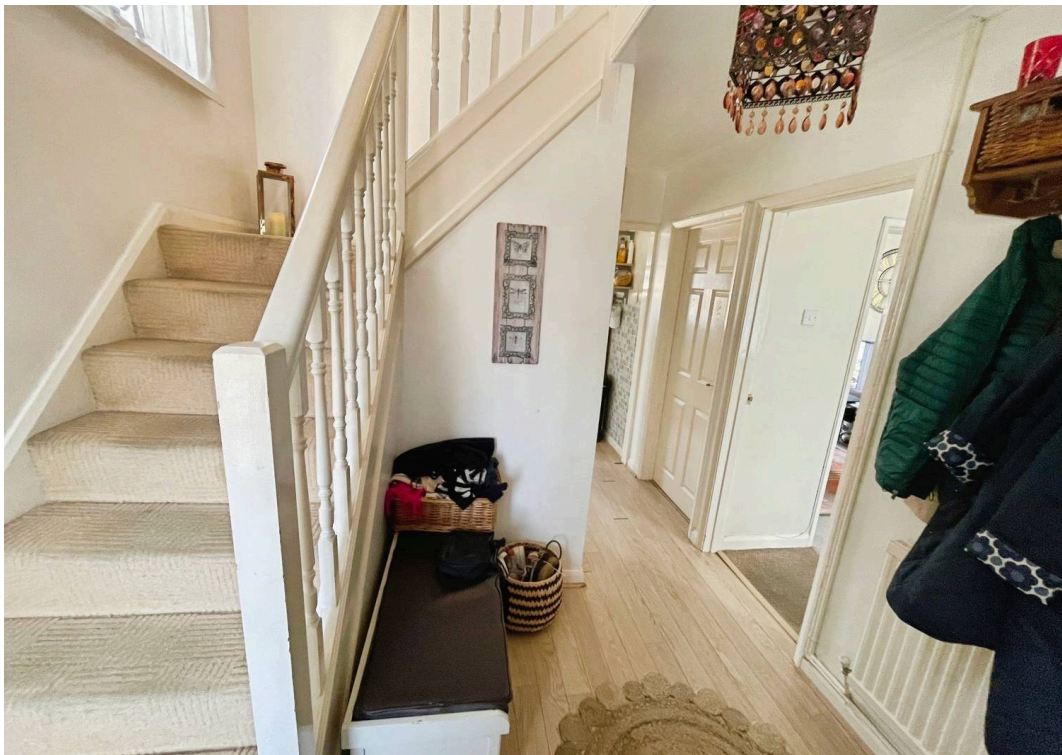
3.00m x 3.26m (9' 10" x 10' 8") Emulsioned walls, double glazed PVCu window overlooking the front, radiator and fitted carpet.

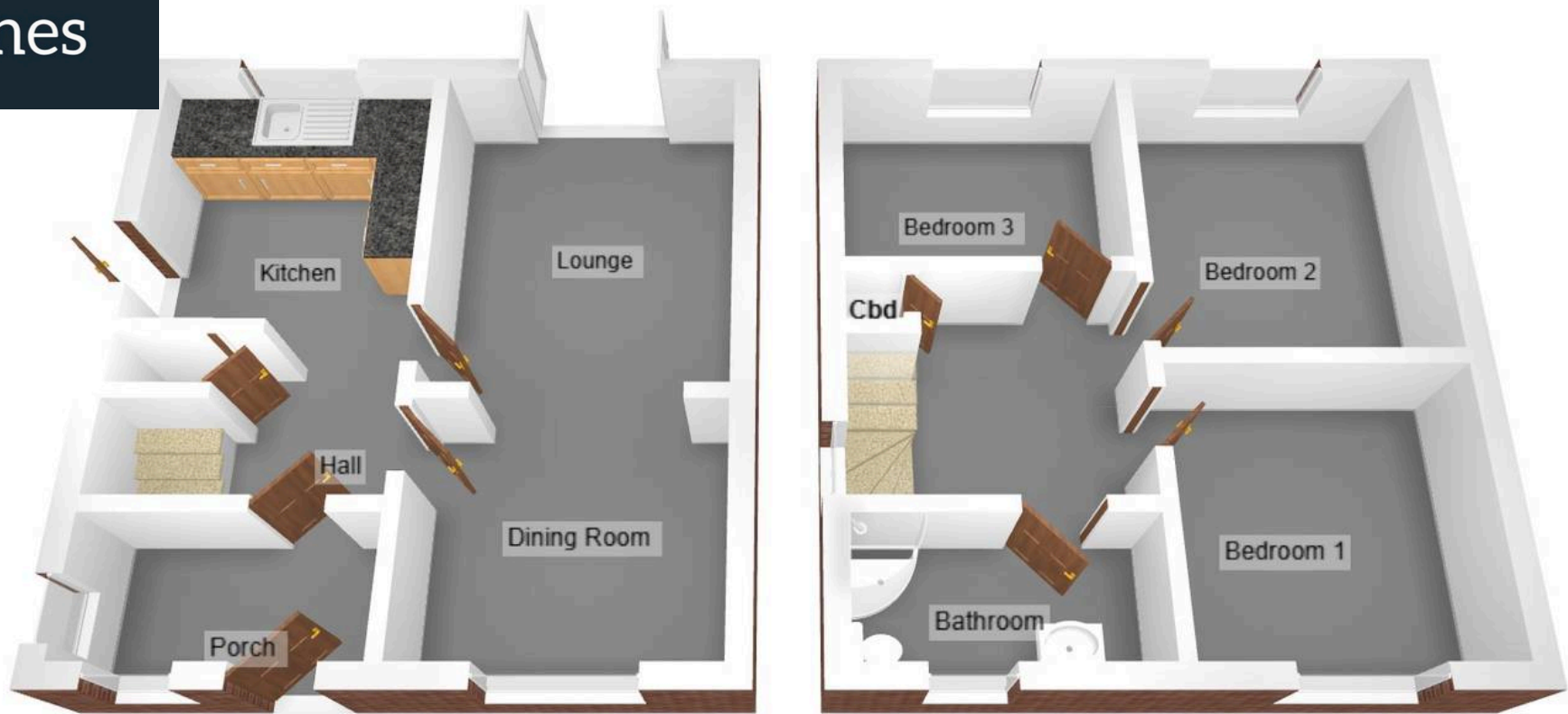
**Bedroom 3**

2.65m x 2.37m (8' 8" x 7' 9") Access via a bi-fold door and finished with emulsioned walls, laminate flooring, radiator and PVCu double glazed window overlooking the rear.

**Bathroom**

PVCu double glazed opaque window to the front, coving, heated towel rail, floor to ceiling tiled walls, vinyl flooring and extractor fan. Three piece suite comprising low level WC, pedestal wash hand basin and corner bath with electric shower attachment.





## Payton Jewell Caines

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