



16 Birch Road, Baglan – SA12 8PW
Port Talbot

£170,000



16 Birch Road

Baglan, Port Talbot

Three bedroom semi detached house comprising lounge, kitchen/diner, utility room, downstairs WC, first floor bathroom and front and rear gardens. The property further benefits from gas central heating and double glazing. Ideal first time purchase.

- Three bedroom semi detached house
- Kitchen /diner
- Downstairs WC and first floor bathroom
- Gas central heating and double glazing
- Enclosed rear garden





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

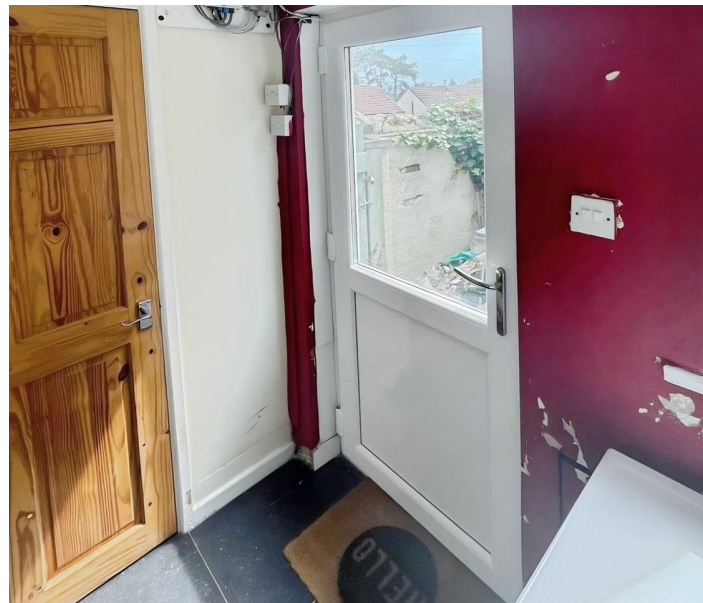
6' 3" x 4' 8" (1.90m x 1.42m)

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.

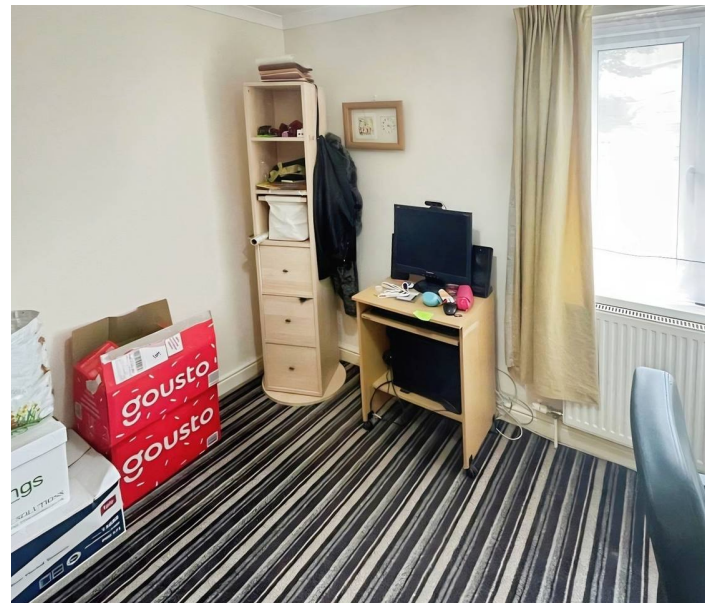
Bathroom

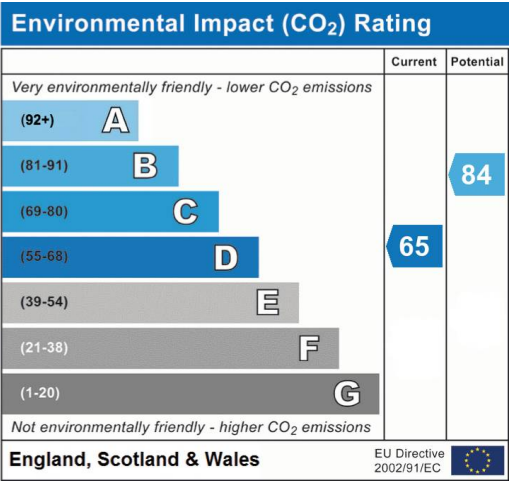
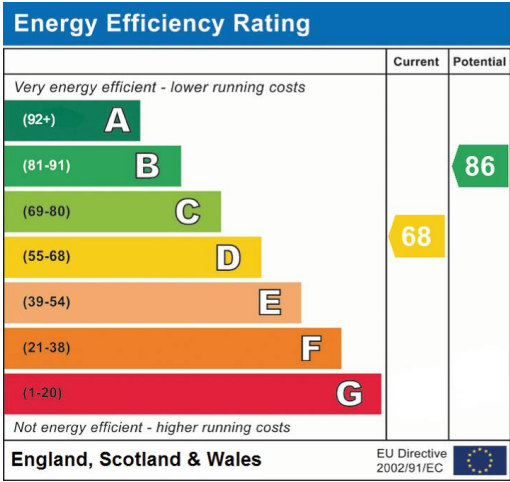
11' 4" x 4' 8" (3.46m x 1.43m)

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.







Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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

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