



49 Cae Canol, Baglan – SA12 8LX
Port Talbot

£350,000

49 Cae Canol

Baglan, Port Talbot

This impressive four bedroom detached townhouse is situated in the highly sought after location of Baglan, offering an exceptional opportunity for families and professionals alike. The property is available with no ongoing chain, ensuring a smooth and straightforward purchase process. Inside, you are welcomed by a spacious and versatile layout, including a generous living area and a modern kitchen that is perfect for both everyday living and entertaining guests. The principal bedroom benefits from a stylish en-suite, while the remaining three bedrooms are well-proportioned and share a contemporary family bathroom. Additional features include a convenient downstairs WC and a separate utility room, providing ample space for laundry and storage needs. The property also benefits from off road parking and a garage (ideal for secure parking or extra storage). Located within close proximity to a range of local amenities and reputable schools, this home offers both comfort and convenience for its residents. With its desirable location, modern features, and practical layout, this four bedroom detached house presents an excellent opportunity to acquire a wonderful family home in Baglan. Early viewing is highly recommended to fully appreciate all that this property has to offer.





- Four bedroom detached town house
- Sought after location of Baglan
- No ongoing chain
- En-suite to bedroom 1
- Downstairs WC plus utility
- Off road parking/ Garage
- Close to local amenities and Schools

Entrance

21' 0" x 8' 2" (6.40m x 2.50m)

Via opaque composite front door with PVCu windows either side into the entrance hall, radiator and fitted carpet. Under stairs storage cupboard.

Under stairs cupboard

3' 11" x 2' 7" (1.20m x 0.80m)

Previously used as an office space. Laminate flooring.

WC

4' 3" x 3' 11" (1.30m x 1.20m)

Towel radiator and tiled flooring. Two piece suite comprising sink and WC.

Utility

8' 2" x 4' 11" (2.50m x 1.50m)

Radiator and laminate flooring. Space for washing machine and tumble dryer. Sink. A range of wall and base units.

First floor landing

8' 10" x 2' 11" (2.70m x 0.90m)

Via stairs with fitted carpet.

Reception room/ bedroom 4

8' 6" x 8' 2" (2.60m x 2.50m)

PVCu window, radiator and tiled flooring.

Lounge

18' 1" x 10' 2" (5.50m x 3.10m)

PVCu bay window overlooking Mumbles, radiator and laminate flooring.



Kitchen

17' 1" x 9' 2" (5.20m x 2.80m)

PVCu window, towel radiator, PVCu sliding doors on to the conservatory and vinyl flooring.

A range of wall and base units with complementary work surfaces. Kitchen island.

Integrated fridge/freezer, cooker and hob.

Conservatory

12' 6" x 8' 6" (3.80m x 2.60m)

PVCu windows, radiator, PVCu French doors and laminate flooring.

Second floor landing

5' 11" x 5' 3" (1.80m x 1.60m)

Via stairs. PVCu window and fitted carpet. Airing cupboard.

Bedroom 2

10' 6" x 8' 6" (3.20m x 2.60m)

PVCu skylight, radiator and laminate flooring. Built in wardrobe into the eaves with hanging rail and shelves.

Family bathroom

7' 10" x 7' 7" (2.40m x 2.30m)

PVCu opaque window, towel radiator and laminate flooring. Four piece suite comprising WC, sink, shower cubicle and bath.

Airing cupboard

2' 7" x 2' 4" (0.80m x 0.70m)

Hanging rails.

Bedroom 1

11' 10" x 9' 2" (3.60m x 2.80m)

PVCu window, radiator and laminate flooring.

En-suite

4' 11" x 3' 11" (1.50m x 1.20m)

PVCu opaque window, heated towel rail and laminate flooring. Three piece suite comprising WC, sink and shower cubicle.

Bedroom 3

9' 2" x 6' 11" (2.80m x 2.10m)

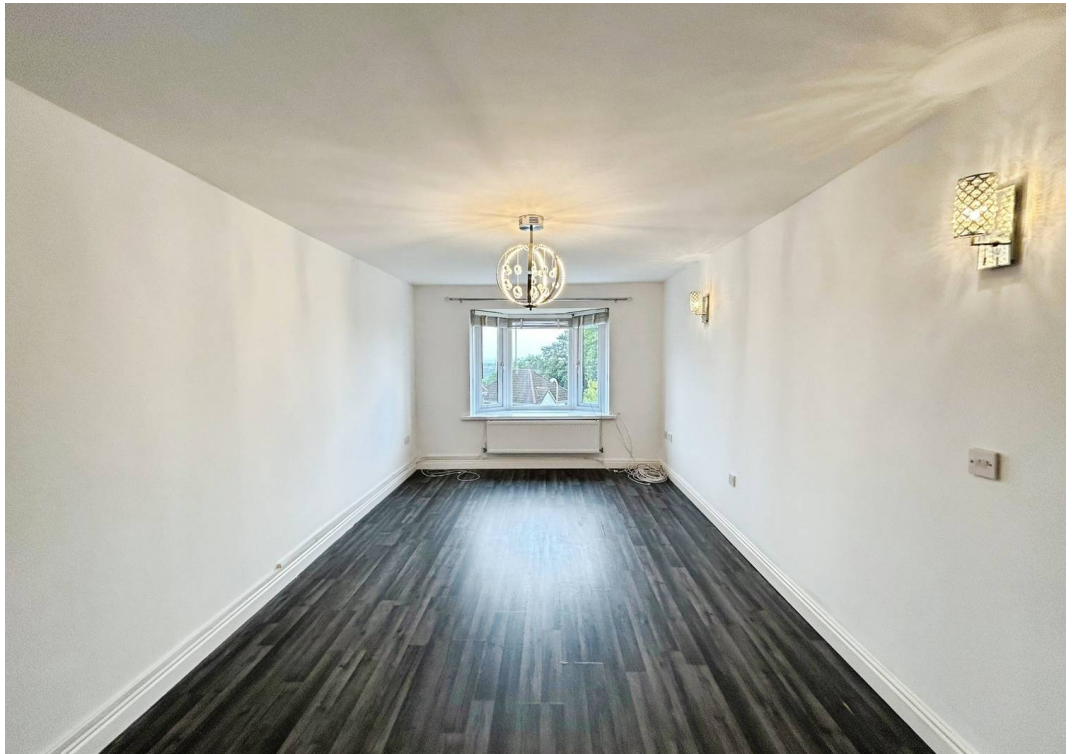
PVCu window, radiator and laminate flooring.

Outside

The rear garden is laid to decking and Astroturf set over four tiers. The front of the property has off road parking for approximately 4 cars leading to integral garage. Area laid to lawn and steps leading up to the entrance.

Garage

27' 11" x 10' 2" (8.50m x 3.10m)







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