

Dinas Baglan Road,
Baglan,
Port Talbot,
Neath Port Talbot.
SA12 8AF

425,000



- Five bedroom detached house
- Three reception rooms
- Downstairs W.C.
- Family bathroom and shower room
- Detached garage



REDUCED

Ref: PRC68706

Viewing Instructions: Strictly By Appointment Only

General Description

We are pleased to offer this FIVE BEDROOM DETACHED home which still retains many original features throughout, the property is situated in a popular area of Baglan is within close proximity of local shops, amenities and schools. Good links to the M4 corridor. VIEWING HIGHLY RECOMMENDED on this beautiful property.

Accommodation

Porch

Access via a wood glazed single front door with two side panels. Panelled ceiling. Panelled walls. Original terrazzo flooring. Doors leading off.

Downstairs w.c. (6' 7" x 3' 10") or (2.0m x 1.16m)

Skimmed ceiling. Coving. Skimmed walls. Two original stained glass front facing windows. Room fitted with two piece suite comprising w.c. and pedestal wash basin. Vinyl flooring.

Hallway (13' 7" x 14' 1") or (4.14m x 4.28m)

Ornate plaster ceiling. Coving. Papered walls to picture rail and panelled below. Radiator. Built-in church style seating. Stairs leading to first floor. Original terrazzo flooring. All doors leading off.

Reception 1/Lounge (14' 6" x 13' 1") or (4.42m x 4.0m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing double glazed window with original stained glass to top panels. Floor mounted radiator. Brick built fire place with hearth and surround with tiled mantle. Fitted carpet. Archway leading through:

Reception 2/Dining Room (11' 7" x 10' 11") or (3.52m x 3.32m)

Skimmed ceiling. Coving. Emulsioned walls. Side facing frosted double glazed PVCu window. Rear facing double glazed PVCu window. Fitted carpet. Door into kitchen.

Reception 3 (14' 6" x 13' 1") or (4.42m x 3.99m)

Papered ceiling. Coving. Papered and emulsioned walls. Picture rails. Front facing double glazed window with original stained glass to top panels. Original tiled hearth and wooden fire surround and mantle. Radiator. Frosted PVCu door leading to garden.

Kitchen (16' 5" x 8' 5") or (5.0m x 2.56m)

Skimmed ceiling. Coving. Emulsioned walls with tiles to splash back areas. Three rear facing double glazed PVCu windows. Room is fitted with a range of lemon solid wood floor and wall cupboards and laminate worktops. One and half stainless sink and drainer. Space for upright fridge freezer. Integrated dishwasher. Five ring gas range double oven with overhead black extractor hood. Radiator. Ceramic floor tiles.

Utility Room (4' 11" x 4' 11") or (1.49m x 1.49m)

Skimmed ceiling. Emulsioned walls. Side facing frosted double glazed PVCu window. Laminate work top with space for two appliances. Shelving. Ceramic floor tiles. Bi-fold doors.

Pantry cupboard

Emulsioned walls. Light fitting. Side facing frosted double glazed PVCu window. Concrete flooring.

Rear porch

Skimmed ceiling. Emulsioned walls. Three side facing double glazed PVCu windows. Ceramic floor tiles. Half glazed PVCu door leading to rear garden.

Landing

Papered ceiling. Stained glass ceiling panel. Papered down to picture rail. Panelled walls. Side facing stained glass feature skylight. Radiator. Fitted carpet. Doors leading off.

Bedroom 1 (14' 6" x 13' 10") or (4.43m x 4.21m)

Papered ceiling. Coving. Emulsioned walls. Front and side facing double glazed PVCu window. Floor mounted radiator. Fitted carpet.

Bedroom 2 (14' 7" x 13' 1") or (4.44m x 4.0m)

Papered ceiling. Coving. Emulsioned walls. Front and side facing double glazed PVCu window. Floor mounted radiator. A bank of built in floor to ceiling wardrobes. Solid wood flooring.

Bedroom 3 (13' 7" x 10' 8") or (4.14m x 3.25m)

Papered ceiling. Papered and emulsioned walls. Front facing double glazed PVCu window. Floor mounted radiator. Built in wardrobes. Fitted carpet.

Bedroom 4 (12' 2" x 10' 11") or (3.70m x 3.33m)

Skimmed ceiling. Emulsioned walls. Rear facing double glazed PVCu window. Floor mounted radiator. Two sets of double door wardrobes. Solid wood flooring.

Bedroom 5 (8' 5" x 8' 5") or (2.56m x 2.56m)

Papered ceiling. Emulsioned walls. Rear facing double glazed PVCu window. Floor mounted radiator. Fitted carpet.

Family bathroom (8' 4" x 6' 4") or (2.53m x 1.94m)

Skimmed ceiling. Half emulsioned half ceramic wall tiles. Rear facing frosted double glazed PVCu window. Heated towel rail. Room fitted with a three piece suite comprising w.c. pedestal wash hand basin and bath tub with wall mounted shower with glass screen doors. Built in cupboard. Vinyl flooring.

Shower Room (5' 11" x 4' 2") or (1.80m x 1.27m)

Skimmed ceiling. Emulsioned walls. Side facing frosted double glazed PVCu. Room fitted with three piece suite comprising wall mounted wash hand basin, w.c and white double shower tray with ceramic wall tiles and wall mounted shower. Vinyl flooring.

Outside

Access via a driveway leading to ample parking. Mature gardens with steps leading down from front door to a lawned area planted with trees and shrubs. There is a sun terrace at the front.
Driveway leading to detached garage with a pitched roof and up and over garage door. Currently enclosed with wood fencing. An orangery style greenhouse. Steps leading up to rear garden. Mature rear gardens laid mainly to lawn with pathways leading off to terraced areas. Ornamental pond area with built in seating.

Notes

In accordance with our clients charitable status (registered charity number: 1142813), the property may remain on the market until exchange of contracts: our clients reserve the right to consider any other offer which is forthcoming.
This property will be sold subject to our client's standard covenants, further details of which are available upon request

Notes

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

Services

EPC Rating:61

Tenure

We are informed that the tenure is Not Specified

Council Tax

Band Not Specified







These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. Floorplans are for illustrative purposes only. These details are issued on the strict understanding that any negotiations in respect of the property name herein are conducted through PJC Homes.