



St. Catherines Road, Baglan, Port Talbot,  
Neath Port Talbot. SA12 8AT

£149,950



# St. Catherines Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8AT

Viewing is highly recommended on this DETACHED BUNGALOW situated in the popular residential area of Baglan with VIEWS offered from the rear elevation. Well maintained front and rear gardens. Outside storage. Driveway parking to the front.

£149,950

- Two bedroom detached bungalow
- Lounge with separate dining room
- Fitted kitchen with breakfast bar
- Four piece bathroom suite
- Well maintained rear garden
- Garden room, two utility/ store rooms
- Off road parking to the front, EPC - D



## DESCRIPTION

The property is well presented and viewing is highly recommended on this two bedroom detached bungalow. The property accommodation briefly comprises of entrance porch, hallway, kitchen, utility area/store, bathroom and two reception rooms. Accessed externally there is a garden room, cellar and workshop. Well maintained gardens to the front and rear with driveway off road parking.

Situated in the Baglan area of Port Talbot which is a popular location and has many amenities in the area. There are local shops, park, churches and schools. There is a bus route nearby and a train station.

## ENTRANCE PORCH

Via frosted glass PVCu door. Centre light. Tiled flooring.

## ENTRANCE HALL

Coving. Two centre lights. Telephone point. Radiator with fitted cover and fitted carpet.

## BEDROOM 1 (14' 1" x 12' 0") or (4.28m x 3.67m)

Coving and ceiling rose. PVCu double glazed bay window overlooking the front. Telephone point. Two double radiators and fitted carpet.

## BEDROOM 2 (13' 0" x 10' 3") or (3.97m x 3.12m)

Coving. PVCu double glazed window overlooking the rear. Radiator and laminate flooring.

## UTILITY AREA/STORE

Coving. Centre light. Frosted glass wooden window to the rear. Wooden shelving.

## BATHROOM (8' 3" x 6' 0") or (2.51m x 1.84m)

Centre light. Extractor. Tiled walls. PVCu double glazed window overlooking the rear. Four piece suite comprising panelled bath, walk-in corner shower cubicle, pedestal and low level w.c. Heated towel rail. Tiled flooring.

## LOUNGE (14' 3" x 12' 1") or (4.34m x 3.68m)

Coving. PVCu double glazed bay window overlooking the front. Chimney breast with alcoves either side. Television connection point. Double radiator and original wood block flooring.

## DINING ROOM (13' 0" x 10' 3") or (3.95m x 3.12m)

Coving. PVCu double glazed window overlooking the rear. Chimney breast with alcove and built-in storage cupboard. Radiator and laminate flooring. Square archway through to:

## L-SHAPED KITCHEN

Two double glazed windows overlooking the rear offering views across Baglan. Frosted glass PVCu door leading out on to the rear garden. Fitted kitchen having a range of base and wall units with coordinating roll edge worktops and ceramic tiling to splashback. Stainless steel inset sink and drainer with mixer tap. Integrated electric hob with four gas burner hob and extractor. Plumbing for automatic washing machine or dishwasher. Space for low level fridge. Breakfast bar. Vinyl flooring.



## GARDEN ROOM

Via PVCu double glazed door from the rear garden. PVCu double glazed window. Two wall lights. Radiator and fitted carpet.

## STORE ROOM

Frosted glass PVCu door leading out on to the side with additional PVCu door leading to the rear garden. Lighting. Workbench with inset sink and drainer. Plumbing for automatic washing machine. Space for tumble dryer.

## OUTSIDE

The front garden is enclosed and partly laid to patio and lawn with mature planting, trees and shrubs. Stone steps and a pathway lead to the front door. To the side there is off road parking for one vehicle and pathway leading to the rear.

There is a well maintained enclosed garden to the rear which is mostly laid to lawn with mature planting, trees and border flowerbeds. Wooden storage shed and greenhouse to remain. Stone steps lead up to a raised patio area which is surrounded by low level walls.

## DIRECTIONS

Heading from Port Talbot along the M4 motorway at the roundabout take the fourth turning onto Pentwyn Baglan Road. Drive past the Spar on your right hand side and turn left into Church Crescent. First right into St. Catherine's Road.



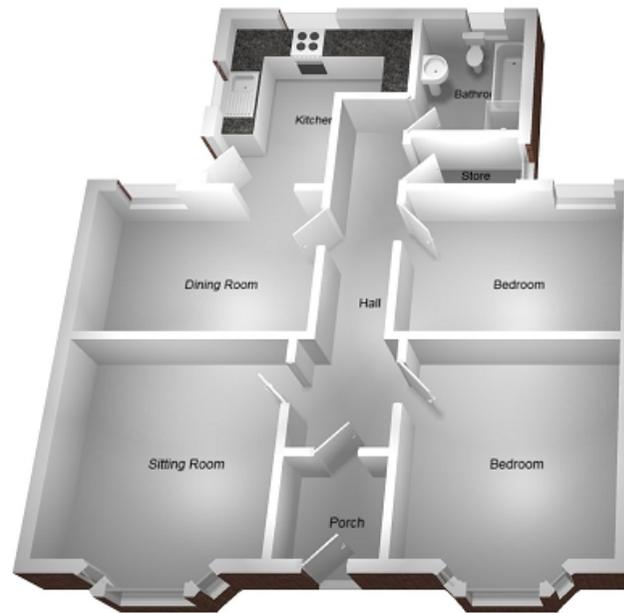
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. All measurements are approximate and not to scale.

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)