



Village Gardens, Baglan, Port Talbot, Neath
Port Talbot. SA12 7LW

£248,000

PCJ PAYTON
JEWELL
CAINES

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CUL-DE-SAC LOCATION!

Internal viewing is highly recommended on this well presented semi detached which is situated on a good size corner plot on Baglan Moors. The property is conveniently located within easy access of local amenities, schools and the M4 and would be an ideal family home.

£248,000 - Freehold

- Extended four bedroom semi detached
- Two separate receptions
- Downstairs shower, upstairs bathroom
- Modern fitted kitchen/diner with french doors
- En-suite shower to the master bedroom
- Enclosed front and rear gardens
- Off road parking to the front
- Spacious corner plot. FPC - D66



DESCRIPTION

Situated within a popular cul de sac on Baglan Moors this extended semi detached offers well proportioned accommodation throughout which would be ideal for a family. The property offers easy access to the M4 corridor for commuter access, Aberavon Beach and Port Talbot town centre.

Briefly comprising to the ground floor entrance hall, shower room, 2 reception rooms and kitchen/diner. To the first floor there is a landing that leads to the family bathroom and four bedrooms with the master bedroom having an en-suite shower.

Externally to the rear there is an enclosed garden with block built office and garage. To the front there is a low maintenance garden and driveway.

ENTRANCE HALLWAY

Via frosted glass PVCu door with frosted glass panel windows to the sides. Ceiling rose and coving. Staircase leading to first floor. Under stairs storage. Radiator and fitted carpet.

DOWNSTAIRS SHOWER ROOM (6' 5" x 5' 11") or (1.95m x 1.81m)

PVCu double glazed window overlooking the rear. Three piece suite comprising walk-in shower cubicle with over-head power shower, pedestal and low level w.c. Tiling to splash back areas. Built-in wardrobes with plumbing for automatic washing machine and space for tumble dryer. Tiled flooring.

RECEPTION 2 (12' 10" x 9' 6") or (3.90m x 2.90m)

PVCu double glazed window overlooking the front. Television connection point. Radiator and laminate flooring.

KITCHEN/DINER (20' 11" x 9' 7") or (6.38m x 2.92m)

Vaulted ceiling with spotlights. Two large velux windows. Two sets of PVCu double glazed french doors leading out on to the rear garden. PVCu window overlooking the rear. Modern fitted kitchen having a range of base and wall units with coordinating roll edge worktops and matching upstands. Inset sink and drainer with mixer tap. Built-in electric oven with electric hob and extractor. Space for fridge/freezer. Integrated dishwasher. Breakfast bar. Television connection point. Double radiator. Tiled flooring.

RECEPTION 1 (23' 7" x 10' 7") or (7.19m x 3.22m)

Coving. Two ceiling roses. PVCu double glazed bay window overlooking the front. PVCu double glazed patio sliding doors leading out on to the rear garden. Feature electric fire with marble hearth, back and wood surround. Connection for wall mounted television. Two radiators. Partly laid to fitted carpet and laminate flooring.

FIRST FLOOR LANDING

Coving and ceiling rose. Access to loft. Airing cupboard housing combination boiler. Fitted carpet.

BEDROOM 1 (10' 10" x 9' 7") or (3.29m x 2.92m)

Access to loft. PVCu double glazed window overlooking the front. Radiator and fitted carpet.



EN-SUITE SHOWER ROOM

Spotlights. Extractor. Frosted glass PVCu window overlooking the side. Three piece suite comprising walk-in shower cubicle, pedestal and low level w.c. Tiled walls. Heated towel rail and tiled flooring.

FAMILY BATHROOM (12' 6" x 5' 6") or (3.80m x 1.67m)

Two frosted glass PVCu windows overlooking the rear. Four piece suite comprising double-ended panelled bath, corner shower, pedestal and low level w.c. Partly tiled walls. Heated towel rail and tiled flooring.

BEDROOM 2 (10' 9" x 8' 9") or (3.27m x 2.67m)

PVCu window overlooking the rear. Television aerial point. Radiator and laminate flooring.

BEDROOM 3 (14' 7" x 8' 6") or (4.44m x 2.58m)

PVCu double glazed window overlooking the front. Built-in wardrobes. Television aerial point. Radiator and fitted carpet.

BEDROOM 4 (8' 2" x 5' 10") or (2.50m x 1.77m)

PVCu double glazed window overlooking the front. Over stairs storage cupboard. Radiator and laminate flooring.

REAR GARDEN

Spacious enclosed garden to the rear which is partly laid to patio, stone chippings and lawn with mature planting, trees and shrubs.

HOME OFFICE (10' 2" x 9' 11") or (3.11m x 3.02m)

Two PVCu windows overlooking the front and sides. Television aerial point and high speed WiFi. Fitted carpet. Electric heating. Access through to:

GARAGE/STORAGE

Frosted glass window overlooking the side. Up and over door. Power supply. Tiled flooring and carpet.


FRONT GARDEN

Enclosed low maintenance garden to the front which is laid to stone chippings with mature planting. To the side there is a driveway which is enclosed by double gates leading on to the garage.

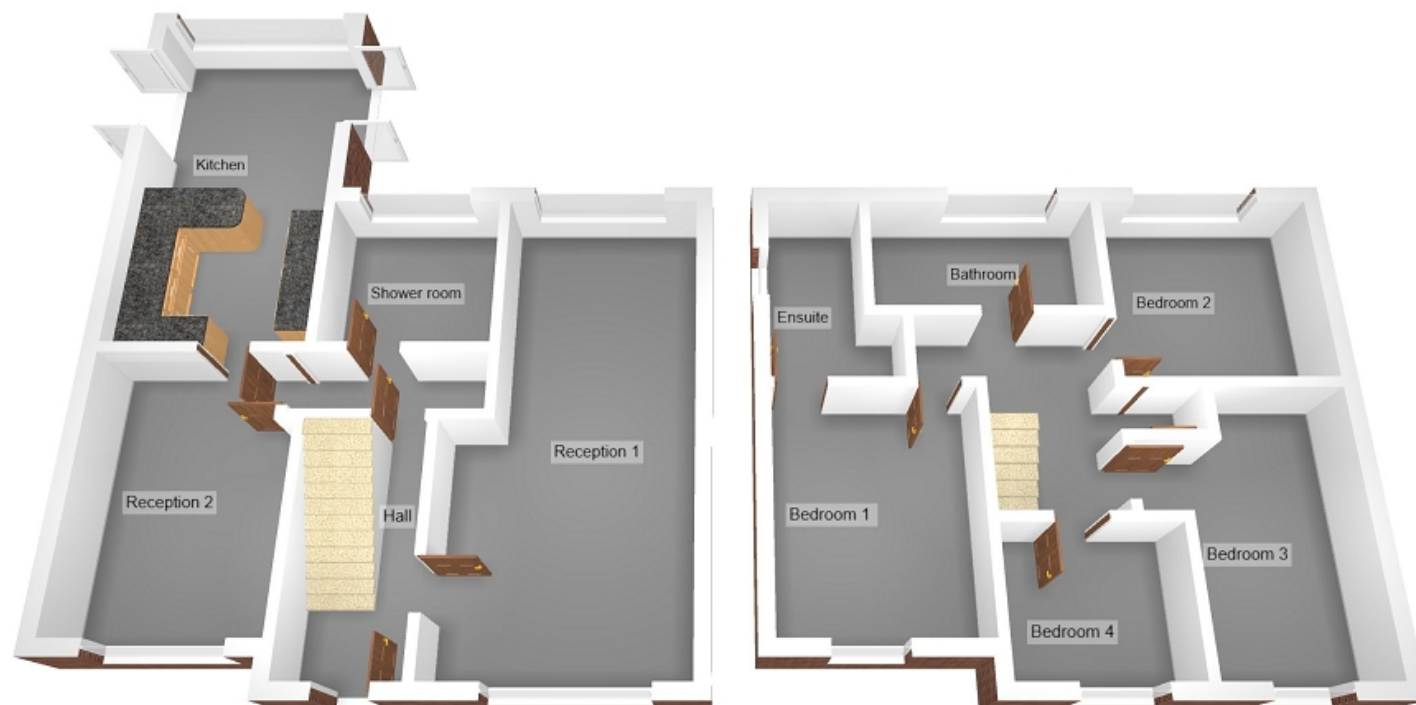


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
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.



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