



The Dell, Baglan, Port Talbot, Neath Port  
Talbot. SA12 8EW

£145,000

**PJC** PAYTON  
JEWELL  
CAINES

## The Dell, Baglan, Port Talbot, Neath Port Talbot. SA12 8EW

Available for sale with NO ONGOING CHAIN this traditional semi detached bungalow would be an ideal purchase for anybody looking to DOWNSIZE. The property benefits from TWO BEDROOMS, Beech effect fitted kitchen and EASY MAINTAINABLE gardens to the front and rear.

£145,000

- Two bedroom semi detached bungalow
- Good Size lounge. EPC - C
- Modern wet room
- Low maintenance rear garden
- Detached garage with lane access



## OVERVIEW

Conveniently located within close proximity to local shops, amenities and the M4 corridor this traditional semi detached bungalow offers well proportioned accommodation throughout and would be ideal for anyone looking to downsize.

Briefly comprising entrance porch, hallway, lounge, kitchen, wet room and two bedrooms. Externally the rear garden is all laid to patio with a detached garage and rear lane access.

## ENTRANCE PORCH

Via frosted glass PVCu double glazed door. PVCu double glazed door leading out to the rear garden. Vinyl flooring.

## HALLWAY

Artex and coving. Storage cupboard housing electric meter and fuse box. Airing cupboard housing combination boiler. Tiled flooring.

## KITCHEN (10' 0" x 8' 8") or (3.05m x 2.65m)

Tiled and coved ceiling. Fitted kitchen having a range of wall and base units with coordinating roll edge worktops. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Space for fridge/freezer. Electric point for cooker. Partly tiled walls. Radiator and tiled flooring.

## LOUNGE (16' 2" x 10' 4") or (4.93m x 3.15m)

Tiled and coved ceiling. PVCu double glazed window with coordinating patio door leading out on to the front. Gas fire with stone effect back and hearth. Radiator and fitted carpet.

## BEDROOM 1 (14' 3" x 10' 5") or (4.35m x 3.18m)

Artex and coved ceiling. PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

## BEDROOM 2 (10' 2" x 8' 8") or (3.10m x 2.65m)

Artex and coving. PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

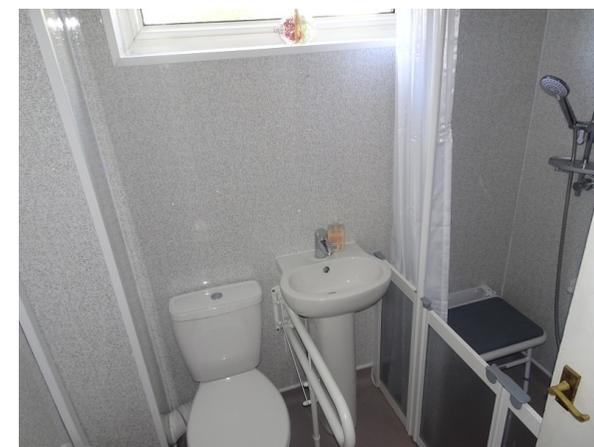
## WET ROOM

Respatex ceiling and walls. Frosted glass PVCu double glazed window overlooking the side. Three piece suite comprising low level w.c., wash hand basin and walk-in shower cubicle. Chrome heated towel rail and non-slip flooring.

## OUTSIDE

Enclosed low maintenance garden to the front which is laid to patio with decorative chippings to the border and pathway leading to the front door.

Enclosed garden to the rear which is laid to patio with gated rear lane access and concrete garage with up and over door.



# EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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.

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