



Maple Avenue, Baglan, Port Talbot, Neath
Port Talbot. SA12 8LY

£125,000

PJC PAYTON
JEWELL
CAINES

Maple Avenue, Baglan, Port Talbot, Neath Port Talbot. SA12 8LY

Ideally located within EASY ACCESS of local amenities, schools and the M4 this semi detached would be an ideal FIRST TIME BUY benefiting from a fitted kitchen, family bathroom to the FIRST FLOOR and rear garden with GATED ACCESS to a parking compound.

£125,000 - Freehold

- Three bedroom semi detached
- Two reception rooms. EPC - D58
- Cloakroom/w.c.
- Built-in wardrobes to bedroom one
- Enclosed garden to the rear
- Available with no ongoing chain



OVERVIEW

Maple Avenue is situated within the sought after residential location of Baglan and is ideally positioned within easy access of the town centre, local schools and Aberavon beach.

Accommodation briefly comprises to the ground floor, entrance hall, cloakroom/w.c., lounge and dining room with a square opening through to the kitchen.

To the first floor a landing leads to three bedrooms with the main bedroom having built in wardrobes and a family bathroom.

Externally the rear garden is a good size and benefits from a block-built storage shed and gate leading to a rear compound for parking.

ENTRANCE HALL

Via frosted glass PVCu door with coordinating side panels. Staircase leading to upper floor. Double radiator and newly fitted carpet.

CLOAKROOM/W.C (5' 11" x 3' 9") or (1.81m x 1.15m)

Coving. Frosted glass PVCu double glazed window overlooking the front. Two piece suite comprising vanity unit and low level w.c. Tiling to splashback areas. Vinyl flooring.

RECEPTION 1 (13' 10" x 10' 11") or (4.22m x 3.34m)

Coving. PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side. Feature electric fire with hearth, back and wood surround. Double radiator and laminate flooring.

RECEPTION 2 (11' 0" x 10' 6") or (3.36m x 3.21m)

Coving. PVCu double glazed window overlooking the front. Chimney breast with alcoves either side. Television aerial point. Double radiator and laminate flooring.

KITCHEN (13' 11" x 6' 9") or (4.24m x 2.05m)

Coving. PVCu double glazed window overlooking the rear. Frosted glass PVCu door leading out on to the rear garden. Fitted kitchen having a range of wall and base units with coordinating roll edge worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Gas point for cooker. Plumbing for automatic washing machine. Integrated dishwasher. Understairs storage cupboard. Radiator and tiled effect vinyl flooring.

FIRST FLOOR LANDING

Access to loft. PVCu double glazed window overlooking the rear. Two storage cupboards, one of which houses a combination boiler. Fitted carpet.

BEDROOM 1 (12' 2" x 8' 9") or (3.72m x 2.67m)

PVCu double glazed window overlooking the front. Built-in wardrobes. Overstairs storage cupboard. Radiator and fitted carpet.

BEDROOM 2 (11' 0" x 8' 11") or (3.35m x 2.71m)

Coving. PVCu double glazed window overlooking the front. Overstairs storage cupboard. Radiator and stained floorboards.

BEDROOM 3 (9' 1" x 8' 0") or (2.76m x 2.43m)

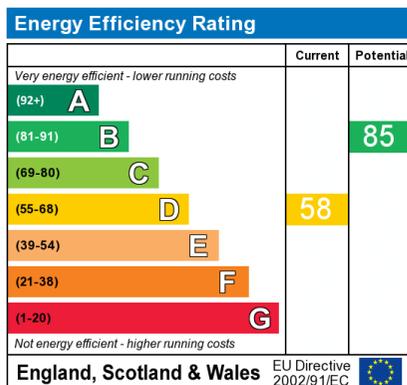
Coving. PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

FAMILY BATHROOM (7' 5" x 5' 7") or (2.25m x 1.70m)

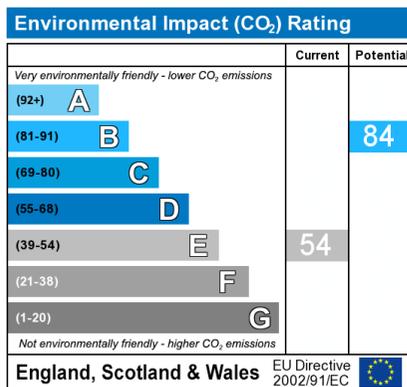


For more photos please see www.pjchomes.co.uk

Floorplan & EPC



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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