



Elder Road, Baglan, Port Talbot, Neath Port
Talbot. SA12 8LU

£119,950

PJC PAYTON
JEWELL
CAINES

Elder Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8LU

NO ONGOING CHAIN. A spacious two bedroom semi detached house. Briefly comprising of TWO reception rooms and kitchen to the ground floor. The first floor having two DOUBLE bedrooms and family bathroom. Large enclosed rear garden.

£119,950

- Two bedroom semi detached
- Two reception rooms
- Modern fitted kitchen
- Two double bedrooms
- Large enclosed rear garden
- No ongoing chain, EPC-D64



OVERVIEW

A spacious two bedroom semi detached house situated within the popular area of Baglan. The property comprises of two reception rooms and modern fitted kitchen to the ground floor. The first floor having two double bedrooms and family bathroom. There is a large enclosed garden to the rear. No ongoing chain.

ENTRANCE HALL

Via PVCu double glazed door. Skimmed ceiling. Painted walls. PVCu double glazed window to the side. Staircase leading to the first floor with fitted carpet. Radiator. Under stairs storage cupboard. Fitted carpet.

RECEPTION 1 (12' 0" x 11' 7") or (3.65m x 3.54m)

Papered and coved ceiling. Painted walls. PVCu double glazed window to the front. Radiator. Thermostat for the central heating. Fitted carpet.

RECEPTION 2 (9' 11" x 9' 7") or (3.02m x 2.93m)

Papered and coved ceiling. Painted walls. PVCu double glazed window to the rear. Radiator. Fitted carpet.

KITCHEN (9' 10" x 8' 4") or (3.0m x 2.53m)

Papered and coved ceiling. Painted walls. PVCu double glazed window to the front. A range of wall and base units in a matt cream with co-ordinating work surface. Stainless steel sink. Integrated electric four ring hob with co-ordinating cooker hood. Integrated electric oven. Space and plumbing for washing machine. Space for fridge freezer. Radiator. Under stairs storage cupboard. PVCu frosted double glazed door to the rear garden. Vinyl flooring.

Pantry: PVCu frosted double glazed window to the side. Power sockets.

LANDING

Skimmed ceiling. Loft access. Painted walls. PVCu double glazed window to the side. Airing cupboard housing the wall mounted combination boiler. Fitted carpet.

BEDROOM 1 (14' 11" x 9' 9") or (4.54m x 2.97m)

Papered and coved ceiling. Painted walls. Two PVCu double glazed windows to the front. Two radiators.

BEDROOM 2 (11' 2" x 9' 3") or (3.40m x 2.82m)

Papered and coved ceiling. Painted walls. PVCu double glazed window to the rear. Radiator. Fitted carpet.

BATHROOM

Respatex to ceiling. Inset spot lights. Respatex to walls. PVCu frosted double glazed window to the rear. Three piece suite comprising low level w.c., wash hand basin and bath with over head mains run shower. Radiator. Vinyl flooring.

OUTSIDE

Enclosed rear garden with close board fencing and mature shrubs/trees. Laid to lawn with a pathway and steps leading up to the property. Two outbuildings to the side (one was the outside w.c.) To the front of the property is an enclosed garden laid to lawn with a gate giving access to pathway leading to the front door.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

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