



Gower Crescent, Baglan, Port Talbot, Neath
Port Talbot. SA12 8BT

£199,000

PJC PAYTON
JEWELL
CAINES

Gower Crescent, Baglan, Port Talbot, Neath Port Talbot. SA12 8BT

Internal viewing is RECOMMENDED on this SPACIOUS family home which offers WELL PROPORTIONED accommodation throughout. The property benefits from a downstairs cloakroom, FOUR DOUBLE BEDROOMS, family bathroom to the FIRST FLOOR and off road parking for one vehicle.

£199,000 - Freehold

- Unique four bedroom detached
- Three reception rooms
- Kitchen/diner/utility with integrated appliances
- Built-in wardrobes to all bedrooms
- En-suite shower room
- Gardens to the front and side



OVERVIEW

Situated on a corner plot this is a spacious detached family home which is ideally located within the popular residential area of Baglan. The property offers versatile accommodation throughout and benefits from good road and bus links to nearby schools, shops and the M4 corridor.

Briefly comprising to the ground floor entrance hall, cloakroom, lounge, dining room, modern kitchen with separate utility room and third reception room. To the first floor there is a landing leading to a family bathroom and three double bedrooms all having built-in storage. Off the landing there is a versatile office/storage room that has stairs leading up to a fourth double bedroom which has an en-suite shower room. Externally the gardens are laid to lawn and there is an entertainment area laid to wooden decking with greenhouse and storage area to remain and an off road parking space for one vehicle.

ENTRANCE HALL

Via composite door with coordinating side panels. Coving. Staircase leading to upper floor. Staircase leading to upper floor. Understairs storage. Double radiator and Oak flooring.

DOWNSTAIRS CLOAKROOM

Extractor. Two piece suite comprising vanity unit and low level w.c. Tiled walls and flooring.

LOUNGE (12' 2" x 12' 0") or (3.70m x 3.66m)

Coving. PVCu double glazed patio sliding doors leading out on to the front. Chimney breast with feature free-standing electric fire. Television aerial point. Oak flooring.

DINING ROOM (10' 11" x 7' 11") or (3.32m x 2.41m)

Coving. PVCu double glazed patio doors leading out on to the side. Double radiator and Oak flooring.

UTILITY ROOM (8' 5" x 7' 8") or (2.57m x 2.33m)

Extractor. Spotlights. Frosted glass PVCu window overlooking the rear. Frosted glass PVCu door leading out on to the rear garden. Wall and base units with wooden worktops over and ceramic tiling to splashback. Inset sink and drainer. Full length integrated freezer. Integrated washing machine. Cupboard housing combination boiler. Space for tumble dryer. Tiled flooring.

KITCHEN (16' 11" x 9' 0") or (5.15m x 2.75m)

Vaulted ceiling with three Velux windows and spotlights. Three PVCu double glazed windows overlooking the front, side and rear. Fitted kitchen having a range of wall and base units with coordinating wooden worktops and ceramic tiling to splashback. Belfast sink with mixer tap. Built-in Neff pyrolytic self-clean oven with slide and hide doors, separate microwave and ceramic hob with warming drawer and extractor. Full length integrated fridge and dishwasher. Radiator. Integrated wine cooler. Tiled flooring.

THIRD RECEPTION ROOM (13' 5" x 10' 5") or (4.09m x 3.17m)

Coving. PVCu double glazed window overlooking the front. Television aerial point. Double radiator and fitted carpet.

FIRST FLOOR LANDING

Coving. Fitted carpet.



BEDROOM 1 (13' 8" x 10' 6") or (4.16m x 3.19m)

Coving. PVCu double glazed window overlooking the front. Built-in wardrobes and bedroom furniture. Television aerial point. Radiator and laminate flooring.

FAMILY BATHROOM (7' 9" x 6' 11") or (2.36m x 2.10m)

Frosted glass PVCu window overlooking the rear. Three piece suite comprising 'P' shaped bath with over-head shower and screen, vanity unit and low level w.c. Heated towel rail. Tiled walls and flooring.

BEDROOM 2 (11' 7" x 9' 0") or (3.53m x 2.75m)

Coving. PVCu double glazed window overlooking the side. Built-in bedroom furniture. Double radiator and laminate flooring.

BEDROOM 3 (12' 0" x 8' 6") or (3.66m x 2.58m)

Coving. PVCu double glazed window overlooking the front. Built-in wardrobes and bedroom furniture. Television aerial point. Laminate flooring.

STORAGE / OFFICE (9' 5" x 7' 4") or (2.88m x 2.23m)

Coving. Built-in storage. Staircase leading to the second floor. Understairs storage. Double radiator and laminate flooring.

BEDROOM 4 (14' 10" x 11' 9") or (4.51m x 3.57m)

Vaulted ceiling. Spotlights. Two Velux windows. PVCu double glazed window. Built-in storage cupboards. Television aerial point. Double radiator.

EN-SUITE SHOWER ROOM (6' 2" x 5' 7") or (1.88m x 1.71m)

Extractor. Velux window. Spotlights. Three piece suite comprising walk-in shower with glass doors, pedestal and low level w.c. Tiled walls. Radiator and tiled flooring.

OUTSIDE

The property is situated on a corner plot and has enclosed gardens to the front and side which are mostly laid to lawn with a decked area and mature planting and trees. There is a greenhouse and storage shed to remain, two external electric sockets and two outside taps. To the other side of the property there is off road parking for one vehicle,



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

EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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