



St. Catherines Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8AT

£155,000



St. Catherines Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8AT

Situated within the SOUGHT AFTER residential location of Baglan and within EASY ACCESS of local shops and the M4 this detached bungalow is available for sale with NO ONGOING CHAIN and benefits from TWO DOUBLE BEDROOMS and OFF ROAD PARKING.

£155,000 - Freehold

- Two bedroom detached bungalow
- Kitchen with separate utility
- Bath with overhead shower
- Built-in wardrobes to both bedrooms
- Enclosed front and rear gardens



OVERVIEW

Conveniently located within easy access of local shops, amenities and Port Talbot town centre this traditional detached bungalow would be an ideal purchase for anyone wanting to downsize.

Accommodation briefly comprises entrance porch, hallway, lounge, kitchen, bathroom and two double bedrooms.

Externally there are enclosed gardens to the front and rear and off road parking.

ENTRANCE PORCH

Via PVCu double glazed doors. Papered walls. Terrazzo flooring.

HALLWAY

Access to loft. Picture rail. Radiator and fitted carpet.

LOUNGE (17' 9" x 12' 8") or (5.40m x 3.87m)

Coving. PVCu double glazed bay window overlooking the front. Stained glass window overlooking the side. Chimney breast with alcoves either side. Feature gas fire with tiled hearth, back and surround. Radiator and fitted carpet.

KITCHEN (11' 11" x 11' 6") or (3.63m x 3.50m)

Two PVCu double glazed windows overlooking the rear and side. Airing cupboard housing the combination boiler. Fitted kitchen having a range of wall and base units with coordinating worktops. Inset sink and drainer with mixer tap. Electric hob with extractor. Plumbing for automatic washing machine. Space for fridge/freezer. Radiator and tiled effect vinyl flooring.

UTILITY (8' 4" x 5' 6") or (2.53m x 1.67m)

Two PVCu double glazed windows overlooking the rear. PVCu door leading out on to the rear garden. Base units. Radiator. Terrazzo flooring.

BATHROOM (8' 5" x 6' 1") or (2.57m x 1.85m)

Extractor. Frosted glass double glazed window overlooking the rear. Three piece suite comprising panelled bath with overhead shower and glass screen, low level w.c. and pedestal. Tiled walls. Double radiator and fitted carpet.

BEDROOM 2 (12' 0" x 11' 4") or (3.65m x 3.46m)

Coving. Two wall lights. PVCu double glazed window overlooking the rear. Built-in wardrobes. Radiator and fitted carpet.

BEDROOM 1 (11' 11" x 11' 9") or (3.62m x 3.59m)

Coving. Two wall lights. PVCu double glazed window overlooking the front. Built-in wardrobes. Radiator and fitted carpet.




OUTSIDE

The front garden is enclosed by a low level wall and is mostly laid to lawn with mature trees and shrubs. To the side there is a driveway offering off road parking for at least two cars with a pathway leading to the front door. Access at the side leads to an enclosed rear garden which is mostly laid to lawn with mature planting and trees. Beneath the property there is a storage area.



EPC

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



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

pencoedrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk