



Cae Hir Cottages Chestnut Road, Baglan,  
Port Talbot, Neath Port Talbot. SA12 8PS

£249,000

**PJC** PAYTON  
JEWELL  
CAINES

# Cae Hir Cottages Chestnut Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8PS

Early viewing is recommended on this semi detached home which offers WELL PROPORTIONED accommodation and benefits from a fitted kitchen with SEPARATE UTILITY, en-suite shower room and FOUR BEDROOMS. The property is situated within the SOUGHT AFTER location of Baglan and would be ideal for a family.

£249,000 - Freehold

- Four bedroom semi detached
- Two reception rooms
- Kitchen/breakfast room
- Downstairs cloakroom/w.c.
- Family bathroom with a four piece suite
- Enclosed south-facing garden. EPC-D56



## DESCRIPTION

We are pleased to offer for sale this spacious semi detached family home which is situated in the popular residential area of Baglan and offers views over the community park. The property is conveniently located within easy access of nearby shops and has good road and bus links available to local shops and the M4.

Accommodation briefly comprises to the ground floor, entrance porch, lounge, second reception room, kitchen/breakfast room, utility room and cloaks/w.c. To the first floor there is a landing, family bathroom having a four piece suite and four bedrooms with an en-suite to the master bedroom and front-facing balcony to the second bedroom.

Externally there are gardens to the front, side and rear of the property and off road parking for two vehicles.

## ENTRANCE PORCH

Via glass panelled PVCu double glazed door. Laminate floor. Door leading through to:

### LOUNGE (23' 5" x 15' 10") or (7.14m x 4.82m)

Two PVCu double glazed windows overlooking the front. PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side and inset spotlights. Two open fireplaces. Staircase leading to the first floor. Two double radiators. Television aerial point. Telephone point. Laminate flooring.

### SECOND RECEPTION ROOM (16' 10" x 10' 1") or (5.12m x 3.08m)

PVCu double glazed window overlooking the side. PVCu double glazed french doors leading out on to the rear garden. Double radiator. Laminate flooring. Double doors through to:

### DINING AREA (10' 4" x 10' 2") or (3.16m x 3.09m)

Spotlights. PVCu double glazed door leading out on to the side. Wall and base units with complimentary worktops and ceramic tiling to splashback. Display cabinets. Space for American-style fridge/freezer. Double radiator. Tiled flooring. Archway through to:

### KITCHEN (13' 1" x 8' 6") or (4.0m x 2.58m)

Spotlights. PVCu double glazed door leading out to the courtyard. PVCu double glazed window overlooking the rear. Fitted kitchen having a range of wall and base units with complimentary worktops and ceramic tiling to splashback. Display cabinets. Inset sink and drainer with mixer tap. Integrated dishwasher. Tiled flooring.

## UTILITY ROOM

PVCu double glazed door leading out on to the side. Worktop area. Plumbing for automatic washing machine. Space for tumble dryer. Bosch sink with tiling to splashback. Wall mounted combination boiler. Double radiator. Tiled flooring.

## CLOAKROOM/W.C

Two piece suite comprising low level w.c. and wash hand basin with tiling to splashback. Heated towel rail. Tiled flooring.

## FIRST FLOOR LANDING

Access to loft. Display lighting to alcoves. Storage cupboard. Fitted carpet.



### **BEDROOM 1 (14' 11" x 10' 9") or (4.55m x 3.27m)**

PVCu double glazed window overlooking the rear. Original fireplace. Double radiator. Television aerial point. Fitted carpet.

### **EN-SUITE**

Spotlights. Three piece suite comprising walk-in shower with glass screen, vanity unit and low level w.c. Shaver point. Tiled walls. Radiator. Fitted carpet.

### **BEDROOM 2 (12' 11" x 10' 2") or (3.94m x 3.11m)**

PVCu double glazed window overlooking the rear. French doors leading out on to a front-facing balcony. Double radiator. Fitted carpet.

### **BEDROOM 3 (11' 0" x 10' 7") or (3.35m x 3.22m)**

PVCu double glazed window overlooking the side. Double radiator. Fitted carpet.

### **BEDROOM 4 (8' 8" x 7' 2") or (2.64m x 2.19m)**

PVCu double glazed window overlooking the rear. Two built-in wardrobes. Radiator. Television aerial point. Fitted carpet.

### **FAMILY BATHROOM (9' 9" x 8' 4") or (2.97m x 2.55m)**

Spotlights. Frosted glass window overlooking the rear. Four piece suite comprising panelled bath, pedestal, low level w.c. and walk-in shower cubicle with electric shower and glass screen. Tiled walls. Radiator. Fitted carpet.

### **OUTSIDE**

To the side of the property there is an enclosed courtyard which is laid to patio and has mature planting and shrubs. There is an enclosed garden at the rear which is partly laid to patio and lawn and has mature planting, power supply and lightin with a storage shed to remain.

To the front there is a driveway offering off road parking for two vehicles.


### **NOTE**

Freehold - however the title deeds have not been inspected.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.



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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