



43a Cae Canol, Baglan, Port Talbot, Neath
Port Talbot. SA12 8LX

£265,000

PJC PAYTON
JEWELL
CAINES

43a Cae Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8LX

Near completion

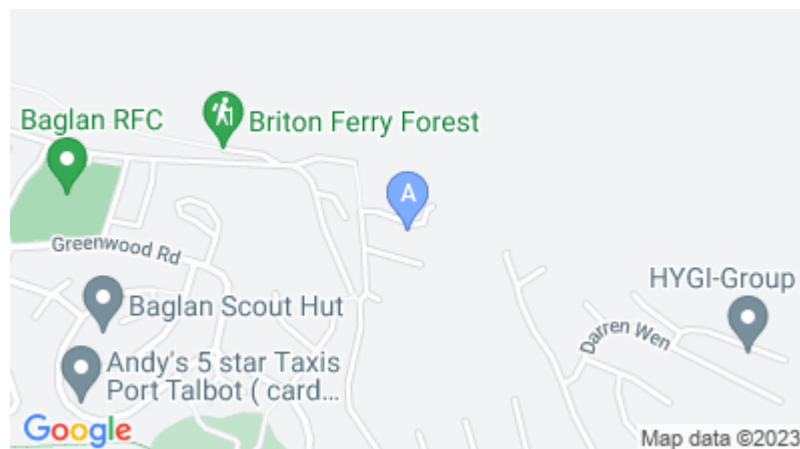
Four bedroom detached family home situated within the popular residential location of Baglan.

Estimated completion December 2022.

Part Exchanged Considered.

£265,000

- Near completion
- Four bedroom detached home.
- Part Exchanged Considered.



DESCRIPTION

Near completion

Four bedroom detached family home situated within the popular residential location of Baglan.
Estimated completion December 2022.

ENTRANCE

Accessed via composite front door leading into hallway.

HALLWAY

Skimmed ceiling and emulsioned walls. Door into ground floor accommodation and door into downstairs w.c.

LOUNGE (18' 3" x 15' 0") or (5.55m x 4.58m)

Emulsioned ceiling, inset spotlight, emulsioned walls, two radiators and front facing PVCu double glazed window.

KITCHEN/DINER (15' 1" x 10' 6") or (4.60m x 3.20m)

Skimmed ceiling, inset spotlights, emulsioned walls, radiator and rear facing PVCu double glazed window and french doors leading out to rear garden. Room is fitted with a range of modern grey gloss wall and base units. Stainless steel one and half sink and drainer with chrome mixer tap. Built in hob with glass splash back. Double oven. Space for upright fridge freezer. Under counter space for appliance. Built in under stair storage. Wall cupboard housing the combination boiler.

DOWNSTAIRS W.C.

Skimmed ceiling, emulsioned walls and front facing PVCu frosted double glazed window. Room is fitted with a two piece suite comprising w.c. and wash hand basin.

LANDING

Skimmed ceiling, loft access hatch and emulsioned walls. Storage cupboard.

BEDROOM 1 (13' 1" x 8' 11") or (4.00m x 2.73m)

Skimmed ceiling, emulsioned walls, radiator and front facing PVCu double glazed window.

BEDROOM 2 (9' 10" x 8' 0") or (3.00m x 2.43m)

Skimmed ceiling, emulsioned walls, radiator and rear facing PVCu double glazed window.

BEDROOM 3 (9' 10" x 5' 9") or (3.00m x 1.75m)

Skimmed ceiling, emulsioned walls, radiator and front facing PVCu double glazed window.

BEDROOM 4 (7' 1" x 6' 7") or (2.15m x 2.00m)

Skimmed ceiling, emulsioned walls, radiator and rear facing PVCu double glazed window.

FAMILY BATHROOM (8' 11" x 5' 5") or (2.72m x 1.65m)

Skimmed ceiling, inset spotlights, emulsioned walls, radiator and side facing frosted PVCu double glazed window. Bathroom to be fitted.




OUTSIDE

Front garden is laid to lawn with footpath to front door and off road parking.

Rear garden is bounded on two side by wooden fencing and one side brick wall. Garden is laid mainly to lawn with paved patio area ideal for garden furniture.



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