



Heol Y Nant, Baglan, Port Talbot, Neath
Port Talbot. SA12 8ER

Offers In Excess Of
£199,950



Heol Y Nant, Baglan, Port Talbot, Neath Port Talbot. SA12 8ER

IDEAL FIRST TIME BUY!

Three bedroom semi detached property close to local amenities. Accommodation comprises ground floor, entrance hallway, lounge and kitchen/diner. First floor, three bedrooms and family bathroom. Low maintenance gardens to the front and rear. Driveway. DETACHED GARAGE.

Offers In Excess Of £199,950 - Freehold

- Three bedroom semi detached property.
- Kitchen/diner.
- Beautifully presented.
- Enclosed garden to the rear.
- Off road parking, detached garage.
- Council Tax C/EPC C.



DESCRIPTION

We are pleased to offer to the market this beautifully presented three bedroom semi detach property situated in the sort after area of Baglan. Ideally located within close proximity to local schools, shops, amenities and good transport links.

Accommodation briefly comprises of hallway, lounge, kitchen/diner, three bedrooms and family bathroom.

ENTRANCE

Accessed via PVCu part glazed front door with part glazed side panel leading into the hallway.

HALLWAY

Artex ceiling, coving, emulsioned skimmed walls, wood effect laminate flooring and radiator. Built in storage cupboard, staircase to first floor and all doors leading off.

LOUNGE (15' 1" x 11' 2") or (4.59m x 3.40m)

Artex ceiling, coving, emulsioned skimmed walls, papered feature wall, wood effect laminate flooring, radiator and front facing bay with curtains and pole. Marble hearth and fire surround with inset gas fire. Wooden glazed french doors leading into kitchen/diner.

KITCHEN/DINER (18' 2" x 8' 5") or (5.54m x 2.57m)

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls, ceramic tiles to splash back areas, grey laminate flooring, radiator, two rear facing PVCu double glazed windows with fitted roller blinds and PVCu half glazed door leading to rear garden. Room is fitted with a range of white gloss wall and base units with complimentary black laminate worktop. Stainless steel sink and drainer with brushed stainless steel mixer tap. Stainless steel built in four ring gas hob with extractor hood and double electric oven below. Space for upright fridge/freezer and under counter space for washing machine. Built in storage cupboard with shelving.

LANDING

Stippled ceiling, loft access hatch, coving, emulsioned skimmed walls, fitted carpet and side facing frosted PVCu double glazed window. Built in storage cupboard. Doors leading off.

BEDROOM 1 (14' 1" x 10' 2") or (4.30m x 3.10m)

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls, wood effect laminate floor, radiator and front facing PVCu double glazed window fitted with vertical blinds.

BEDROOM 2 (11' 5" x 9' 10") or (3.48m x 3.00m)

Stippled ceiling, coving, emulsioned skimmed walls, fitted carpet, radiator and rear facing PVCu double glazed window fitted with roller blind.

BEDROOM 3 (9' 10" x 7' 1") or (3.00m x 2.16m)

Stippled ceiling, coving, emulsioned skimmed walls, fitted carpet, radiator and front facing PVCu double glazed window fitted with vertical blind. Built in cupboard housing combination boiler.

From Junction 41 of the M4 motorway take the turning for Baglan Road heading towards the A48 and take the first turning on the right hand side before the Spar store. Turn left at the junction and follow the road along and around to the right hand side. Take the first turning on the right into Heol y Nant.



FAMILY BATHROOM (6' 7" x 5' 6") or (2.00m x 1.68m)

Emulsioned skimmed ceiling, inset spotlights, floor to ceiling ceramic wall tiles, ceramic floor tiles, wall mounted chrome heated towel rail and rear facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising of w.c. vanity wash hand basin set within a white gloss vanity unit with chrome mixer tap, corner shower with rainfall shower head and curved glass doors.

OUTSIDE

Front garden is bounded by low wall and is laid entirely with block pavers, providing ample off road parking and driveway to garage.


Rear garden is bounded on two sides by block walling and wooden fencing to the other with patio area laid with paving slabs ideal for garden furniture. Lawned area with pea gravel boarder. Single garage with side access door and window.

GARAGE

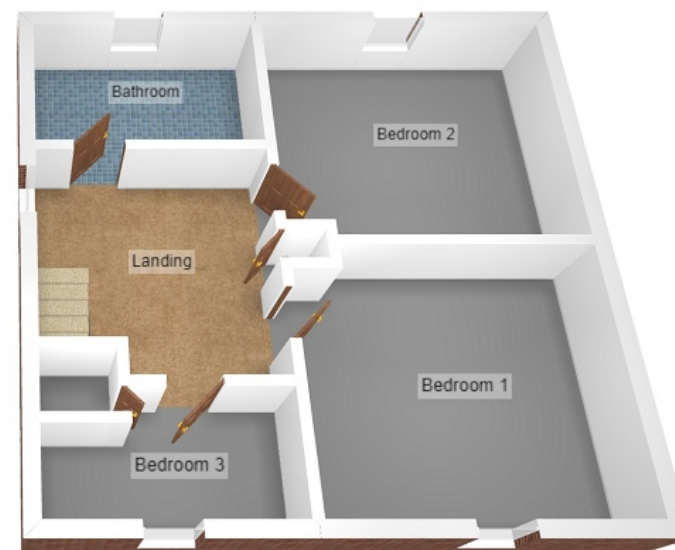
Accessed via side door and traditional up and over door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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.



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
bridgendrentals@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