



Thorney Road, Baglan, Port Talbot, Neath
Port Talbot. SA12 8LW

Offers In Excess Of
£260,000



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Three bedroom detached bungalow in an elevated position boasting spectacular views of the surrounding area situated in the sought after area of Baglan and is within close proximity to local shops, schools and transport links. Viewing is highly recommended.

Offers In Excess Of £260,000 - Freehold

- Three bedroom detached bungalow.
- Large kitchen/breakfast room.
- Panoramic views.
- Off road parking/garage.
- PVCu double glazing throughout.
- Council Tax D/EPC E.



DESCRIPTION

We are pleased to welcome to market this three bedroom detached bungalow situated in the sought after area of Baglan. Property benefits from panoramic views, off road parking/garage and large tiered garden.

Accommodation briefly comprises entrance hall, reception, kitchen/breakfast room, family bathroom and three bedrooms.

HALLWAY

Access via PVCu double glazed front door into 'L' shaped entrance hall. Radiator. All doors leading off.

RECEPTION (16' 08" x 14' 04") or (5.08m x 4.37m)

Panelled ceiling with centre light. Emulsioned walls and feature papered wall. Radiator. Laminate flooring Two PVCu double glazed windows, one to front and side elevation boasting spectacular views over surrounding area.

KITCHEN/BREAKFAST ROOM (22' 06" x 9' 11") or (6.86m x 3.02m)

Fitted kitchen with wall and base units. Complementary work surfaces and Breakfast bar area. Plumbing for automatic washing machine, ample space for appliances. Free standing boiler. Single drainer sink unit with mixer tap. Radiator. Tiled flooring. Ample space for dining table and chairs. PVCu double glazed window and door to rear garden. PVCu double glazed french doors from dining area to rear garden.

BATHROOM (10' 03" x 7' 02") or (3.12m x 2.18m)

Part tiled walls and floor tiles. Towel rail radiator. PVCu frosted double glazed window to rear of property. Three piece suite comprising low level w.c., pedestal wash hand basin, panelled bath with over head mains fed shower and shower screen.

BEDROOM 1 (14' 04" x 10' 07") or (4.37m x 3.23m)

Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front.

BEDROOM 2 (14' 0" x 9' 10") or (4.27m x 3.00m)

Papered walls. Radiator. Fitted carpet. PVCu double glazed window to rear.

BEDROOM 3 (10' 06" x 9' 11") or (3.20m x 3.02m)

Papered walls. Fitted carpet. Radiator. PVCu double glazed to front of property.

OUTSIDE

Rear - Elevated rear garden. Patio area for garden furniture. Storage shed. Oil tank. Steps leading to upper level with green house.


Side - Enclosed side elevated position which boasts spectacular views. Ideal spot for garden furniture.

Front - Off road parking and single detached garage access via up and over door. Steps leading to front of property, footpath to front door.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	41	
(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.



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