



Fenbrook Close, Port Talbot, Neath Port Talbot. SA12 7PA

£290,000



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We are delighted to introduce this THREE bedroom detached bungalow offering SPACIOUS ACCOMMODATION throughout. The property is located a desirable and sought after area of BAGLAN with excellent transport links. This is a unique opportunity and EARLY VIEWING IS HIGHLY RECOMMENDED. Property benefits from PVCu double glazing throughout and is offered with NO ONGOING CHAIN.

£290,000 - Freehold

- Three bedroom detached bungalow.
- Sought after area.
- PVCu window and doors throughout.
- Off road parking/Garage.
- NO ONGOING CHAIN.
- Council Tax D/FPC. D.



DESCRIPTION

We are pleased to offer this three bedroom detached bungalow located in the sought after area of Baglan. The property is in close proximity to the M4 corridor, local schools, shops and amenities and offers spacious accommodation throughout. Offered with NO ONGOING CHAIN.

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

Externally briefly comprises front and rear gardens, off road parking and garage.

ENTRANCE

Accessed via hardwood glazed front door and glazed side panel leading into porch.

PORCH

Skimmed ceiling with coving. Wood effect clad walls. Original tiled floor. Wooden glazed door and side panel leading into hallway.

HALLWAY

Skimmed ceiling with coving. Emulsioned walls. Solid wood parquet flooring. Radiator. Two Built in storage cupboards. Doors leading off.

LOUNGE (19' 8" x 14' 1") or (6.0m x 4.29m)

Skimmed ceiling with two flush light fittings. Coving. Emulsioned walls. Solid oak flooring. Two radiators. Dual aspect double glazed windows fitted with venetian blinds and curtains. Marble hearth and fire surround with stainless steel electric fire.

KITCHEN (13' 1" x 10' 6") or (4.0m x 3.19m)

Fluorescent tube light and inset spotlights. Emulsioned walls. Ceramic tiles to splash back areas. Ceramic floor tiles. Radiator. Dual aspect windows with fitted venetian blinds and net curtain. Dark wood effect part glazed door leading to rear garden. Built in storage cupboard housing gas combination boiler. Kitchen is fitted with a range of cream shaker style base units with wood effect laminate work top. Stainless steel sink and drainer with chrome hot and cold mixer tap. Under counter space for washing machine. Four ring gas cooker and space for a fridge freezer.

BEDROOM 1 (13' 8" x 12' 0") or (4.16m x 3.65m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted vertical blind and curtains. Built in double wardrobe and floor to ceiling built in triple sliding door wardrobes.

BEDROOM 2 (12' 7" x 11' 9") or (3.84m x 3.57m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted venetian blind and curtains. Built in double door wardrobe.

BEDROOM 3 (13' 7" x 9' 5") or (4.14m x 2.87m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. rear facing PVCu double glazed window with fitted vertical blind and curtains. Built in double door wardrobe.



FAMILY BATHROOM (8' 8" x 7' 5") or (2.64m x 2.25m)

Skimmed ceiling with fluorescent tube light. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Radiator. Side facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with a three piece suite in avocado comprising low level w.c. vanity wash hand basin with chrome hot and cold taps. Bath with chrome hot and cold mixer tap with shower attachment and glass shower screen.

OUTSIDE

To the front the garden is laid mainly to lawn and is bounded on three sides by brick wall with wrought iron gates leading onto paved driveway and garage.

To the rear the garden is bounded on two sides by wood fencing one side block wall. Laid to lawn with paved patio area and planted with a variety mature shrubs. Access onto the driveway leading to the garage.

GARAGE


Garden access via traditional up and over door and wooden side door. Built in storage area to the rear of the garage.

NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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.



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