



Swan Road, Baglan, Port Talbot, Neath Port
Talbot. SA12 8BN

£379,000



Swan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8BN

We are pleased to offer this EXECUTIVE SELF BUILD DETACHED FOUR BEDROOM home which is beautifully presented throughout and comes with a detached bungalow/annex in the rear garden. The property is close to local schools, shops and amenities. Has good links to M4 corridor. VIEWING COMES HIGHLY RECOMMENDED. NO ONGOING CHAIN

£379,000 - Freehold

- Four bedroom detached house
- Detached bungalow annex
- Study
- Master bedroom with walk in wardrobe
- Generous enclosed rear garden
- No ongoing chain



DESCRIPTION

We are pleased to offer this executive self build detached four bedroom home which is beautifully presented throughout which comes with a detached bungalow/annex in the rear garden. The property is close to local schools, shops and amenities.

The property briefly comprises to the ground floor porch, hallway, study, dining room, lounge, kitchen and utility room. To the first floor master bedroom with walk-in wardrobe and en-suite, three bedrooms and family bathroom. To the outside front garden which is laid to paving with off road parking and to the rear mainly laid to lawn with decking areas and a detached bungalow/annex.

PORCH

Half brick wall and half glazed PVCu windows. Access via PVCu front door. Skimmed ceiling. Ceramic floor tiles. Glazed PVCu door and side panels leading to:

HALLWAY

Skimmed ceiling. Coving. Emulsioned walls. Two radiator. Stairs to first floor. Solid oak flooring. All doors leading off.

STUDY (10' 9" x 6' 7") or (3.28m x 2.00m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing double glazed PVCu window. Radiator. Solid oak flooring.

DINING ROOM (14' 6" x 10' 9") or (4.42m x 3.28m)

Skimmed ceiling. Coving. Emulsioned walls. Side facing double glazed PVCu window. Radiator. Solid oak flooring.

DOWNSTAIRS CLOAKROOM

Skimmed ceiling. Emulsioned walls. Room is fitted with a two piece suite comprising wall mounted wash hand basin and W.C. Vinyl flooring.

LOUNGE (18' 11" x 15' 11") or (5.77m x 4.85m)

Skimmed ceiling. Coving. Emulsioned walls. Side facing double glazed PVCu window. Marble fire hearth and surround with inset gas fire. Two radiators. Solid oak flooring. French doors with two glazed side panels leading to rear garden.

KITCHEN (14' 2" x 10' 8") or (4.33m x 3.24m)

Skimmed ceiling. Inset spotlights. Coving. Mainly ceramic wall tiles with partly emulsioned walls. Front and side facing double glazed PVCu windows. Radiator. Room is fitted with a range of olive green shaker style kitchen units and solid wood work surfaces. Five ring gas range double oven with black range master overhead extractor hood. White Belfast sink with brushed steel mixer tap. Under counter space for dishwasher. Breakfast bar to seat two people. Ceramic floor tiles. Doorway leading to:

UTILITY ROOM (10' 9" x 6' 9") or (3.27m x 2.07m)

Skimmed ceiling. Inset spotlights. Coving. Emulsioned walls. Wall mounted combination boiler. Radiator. Room is fitted with a range of lemon wall and floor cupboards with a solid wood work surface. Space for appliances. Ceramic floor tiles. PVCu door leading to rear garden.



LANDING

Skimmed ceiling. Coving. Loft access hatch. Emulsioned walls. Fitted carpet. All doors leading off.

MASTER BEDROOM (14' 5" x 10' 8") or (4.40m x 3.26m)

Skimmed ceiling. Track spotlight fitting. Coving. Emulsioned walls. Front facing double glazed PVCu window. Secondary glazing. Radiator. Fitted carpet. Doors leading to:

WALK-IN WARDROBE

Skimmed ceiling. Light. Emulsioned walls. Radiator. Fitted carpet.

EN SUITE (6' 7" x 6' 7") or (2.0m x 2.0m)

Skimmed ceiling. Inset spotlights. Floor to ceiling ceramic wall tiles. Side facing frosted double glazed PVCu window. Room fitted with three piece suite comprising W.C, wash hand basin set within vanity unit and corner shower cubicle with wall mounted shower. Radiator. Ceramic floor tiles.

BEDROOM 2 (16' 0" x 11' 6") or (4.88m x 3.50m)

Skimmed ceiling. Emulsioned walls. Rear facing double glazed PVCu window. Floor to ceiling bank of built-in wardrobes. Radiator. Fitted carpet.

BEDROOM 3 (10' 9" x 12' 7") or (3.28m x 3.83m)

Skimmed ceiling. Track spotlight fitting. Coving. Emulsioned walls. Front facing double glazed PVCu window. Secondary glazing. Radiator. Built-in wardrobes. Fitted carpet.

BEDROOM 4 (9' 1" x 7' 9") or (2.78m x 2.37m)

Skimmed ceiling. Emulsioned walls. Front facing double glazed PVCu window. Secondary glazing. Radiator. Fitted carpet.

FAMILY BATHROOM (10' 8" x 7' 9") or (3.25m x 2.37m)

Skimmed ceiling. Floor to ceiling ceramic wall tiles. Side facing frosted double glazed PVCu window. Radiator. Room is fitted with four piece suite comprising centre fill bath tub, wash hand basin set with vanity unit, W.C. and built in shower cubicle with wall mounted shower. Porcelain floor tiles.

OUTSIDE

The front is laid with block paver stones and bounded by block wall and hedging. Generous rear garden which is laid mainly to lawn with a sun decked terrace. Borders planted with mature shrubs. Wooden storage shed. Wooden undercover seating area.

DETACHED BUNGALOW/ANNEX

Self contained bungalow/annex located in the rear garden.

HALLWAY

Access via half glazed PVCu front door. Skimmed ceiling. Loft access hatch. Coving. Emulsioned walls. Radiator. Fitted carpet. Doors leading off.



LOUNGE (13' 1" x 8' 11") or (4.0m x 2.71m)

Skimmed ceiling. Coving. Emulsioned walls. Dual aspect PVCu windows. Free standing electric fire. Radiator. Fitted carpet.

BEDROOM (13' 5" x 8' 11") or (4.09m x 2.71m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing double glazed PVCu window. Radiator. Fitted carpet.

EN-SUITE (9' 7" x 5' 0") or (2.92m x 1.53m)

Skimmed ceiling. Extractor fan. Floor to ceiling ceramic wall tiles. Side facing frosted double glazed PVCu window. Room fitted with three piece suite comprising W.C. pedestal wash hand basin and walk-in double width shower with wall mounted shower. Built in cupboard housing combination boiler. Ceramic floor tiles.


KITCHEN/DINER (21' 5" x 5' 1") or (6.53m x 1.55m)

Skimmed ceiling. Coving. Emulsioned walls with ceramic tiles to splash back areas. Side facing double glazed PVCu window. Room is fitted with a range of lemon floor and wall cupboards with laminate worktops. Four ring gas hob with built in electric oven below and overhead extractor hood. Stainless steel sink and drainer. Vinyl flooring with fitted carpet to the dining area.



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		85
(69-80) C	79	
(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