



Smallwood Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8AR

£189,950

PJC PAYTON
JEWELL
CAINES

Smallwood Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8AR

Offered for sale with NO ONGOING CHAIN this well presented TWO BEDROOM detached bungalow is situated in the sought after area of Baglan and located with close proximity to local shops, schools and links to the M4 corridor. Property benefits from off road parking and garage. Ideal purchase for someone looking to downsize. Viewing highly recommended.

£189,950 - Freehold

- Two bedroom detached bungalow
- Two reception rooms
- Conservatory
- Off road parking/garage
- No ongoing chain
- Council Tax C.



DESCRIPTION

Situated in a popular location with good road links available to local shops, amenities and the town centre this detached bungalow would be ideal for anyone wanting to downsize.

Accommodation briefly comprises entrance hall, lounge, kitchen, conservatory, family bathroom and two bedrooms.

Externally there are gardens to the front and rear with off road parking and garage.

ENTRANCE

Accessed via part glazed PVCu front door stepping into porch.

PORCH

Skimmed ceiling. Emulsioned walls. Ceramic floor tiles. Wooden glazed door into the hallway.

HALLWAY

Tiled ceiling with coving. Loft access hatch with drop down ladder. Papered walls. Ceramic floor tiles. Radiator. Two built in storage cupboards. Doors leading off:

RECEPTION 1 (13' 10" x 12' 7") or (4.21m x 3.83m)

Tiled ceiling with coving. Papered walls. Fitted carpet. Front facing bay window with fitted vertical blinds. Radiator. Focal point to the room is the marble hearth and fire surround with inset electric fire. Sliding wooden glazed doors leading into reception room two.

RECEPTION 2/DINING ROOM (14' 3" x 10' 11") or (4.34m x 3.32m)

Tiled ceiling with coving. Papered walls. Fitted carpet. Rear facing aluminium window with fitted vertical blind. Radiator.

KITCHEN (10' 2" x 7' 0") or (3.11m x 2.14m)

Tiled ceiling. Track spotlight fitting. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Rear facing wooden framed single glazed window and wooden single glazed door leading into conservatory. Kitchen is fitted with a range of solid wood wall and base units with laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Built in four ring electric hob with built in electric oven below and overhead extractor hood. Glazed serving hatch into the dining room. Laminate breakfast bar. Floor mounted gas boiler.

CONSERVATORY

Tiled ceiling. Half emulsioned walls with single glazed wooden framed windows. Ceramic floor tiles. Built in storage. Laminate work top with under counter space for four appliances.

BEDROOM 1 (11' 8" x 10' 5") or (3.55m x 3.18m)

*3.18M to the fitted wardrobes.

Tiled ceiling with coving. Emulsioned walls. Fitted carpet. Front facing bay window with vertical blinds. Radiator. Bank of built in wardrobes and storage.



BEDROOM 2 (11' 1" x 9' 10") or (3.37m x 3.00m)

Tiled ceiling with coving. Emulsioned walls. Fitted carpet. Rear facing PVCu window with fitted vertical blinds. Radiator. Room is fitted with a range of melamine wardrobes and over head storage. Built in shelving units with storage below.

FAMILY BATHROOM (6' 7" x 6' 2") or (2.0m x 1.87m)

Tiled ceiling with coving. Fluorescent tube light. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Side facing frosted PVCu window. Radiator. Room is fitted with cream three piece suite comprising low level w.c., pedestal wash hand basin with chrome mixer tap, panelled bath with mixer tap and wall mounted Triton electric shower.


OUTSIDE

Front garden is bounded on three sides by wall and laid mainly to lawn with driveway to the side. Centre pathway to the front door.

Rear garden is bounded on three sides by wall with beautiful views over Swansea bay. Laid mainly to paving areas. Sun terrace. Wrought iron gate leading onto driveway. Driveway leads to single garage with traditional up and over door and wooden single glazed unit.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(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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