



Dol-las, Baglan, Port Talbot, Neath Port Talbot. SA12 8UY

£180,000

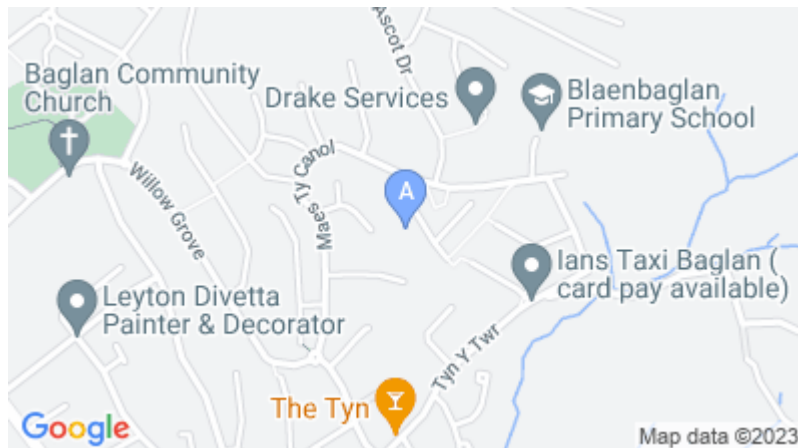


## Dol-las, Baglan, Port Talbot, Neath Port Talbot. SA12 8UY

We are pleased to offer this WELL PRESENTED THREE BEDROOM SEMI DETACHED home situated in the popular area of Baglan, boasting beautiful views over the bay. In close proximity of local schools, shops and amenities. Good transport links. Ideal family home.

**£180,000 - Freehold**

- Three bedroom semi detached home
- Well presented throughout
- Kitchen/diner
- Beautiful views over the bay
- Off road parking for two vehicles
- Council tax band C/EPC D



## DESCRIPTION

We are pleased to offer this well presented three bedroom semi detached property situated in the popular area of Baglan. The property is located close to local schools, shop and amenities and has good links to the M4 corridor.

Accommodation briefly comprises to the ground floor lounge, kitchen/diner. To the first floor three bedrooms and family bathroom. To the outside the front has lawn area and to the rear low maintenance garden over three terraces with off road parking for two vehicles.

### LOUNGE (16' 9" x 12' 11") or (5.11m x 3.94m)

Access via light oak part glazed PVCu front door with two glazed side panels. Skimmed ceiling. Coving. Emulsioned walls. Front facing double glazed PVCu window. Two radiators. Marble hearth with wooden fire surround and inset electric fire. Stairs leading to first floor. Under stair storage. Fitted carpet. Door leading to:

### KITCHEN/DINER (16' 5" x 10' 9") or (5.0m x 3.27m)

Skimmed ceiling. Coving. Emulsioned walls with ceramic tiles to splash back areas. Side and rear facing double glazed PVCu windows. Room has been fitted with a range of grey shaker style units with marble effect laminate work top. Black composite sink and drainer with mixer tap. Four ring built-in gas hob with built in oven below, glass splash back and overhead extractor hood. Integrated fridge freezer. Space for washing machine. Space for upright fridge/freezer. Wall cupboard houses the combi boiler. Grey laminate floor tiles. Part glazed PVCu door leading to rear garden.

### LANDING

Skimmed ceiling. Coving. Loft access hatch. Emulsioned walls. Side facing double glazed PVCu window. Fitted carpet. All doors leading off.

### BEDROOM 1 (13' 0" x 9' 10") or (3.97m x 3.0m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing double glazed PVCu window. Radiator. Two grey gloss double sliding door wardrobes. Fitted carpet.

### BEDROOM 2 (10' 6" x 10' 3") or (3.20m x 3.12m)

Skimmed ceiling. Coving. Emulsioned walls. Rear facing double glazed PVCu window. Radiator. Built in storage cupboard. Fitted carpet.

### BEDROOM 3 (10' 3" x 6' 6") or (3.12m x 1.97m)

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

### FAMILY BATHROOM (6' 3" x 6' 2") or (1.91m x 1.88m)

Skimmed ceiling. Floor to ceiling ceramic wall tiles. Rear facing frosted double glazed PVCu window. Room is fitted with three piece white suite comprising w.c. vanity wash hand basin and bath tub with wall mounted shower. Radiator. Laminate floor tiles.




## OUTSIDE

Front garden is laid mainly to lawn with shrubs. Pathway leading up to front door.  
Low maintenance rear garden which is set out over three terraces. Two sun terraces leading to off road parking for two vehicles. Wooden storage shed.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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