



Maes Ty Canol, Baglan, Port Talbot, Neath
Port Talbot. SA12 8UW

£160,000

PJC PAYTON
JEWELL
CAINES

Maes Ty Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8UW

Available for sale with NO ONWARD CHAIN this three bedroom semi detached house in the popular residential area of BAGLAN with spectacular views as far as Mumbles. In need of some modernising, this property has the potential to make a beautiful family home.

£160,000

- Three bedroom semi detached house
- Spectacular views as far as mumbles
- Open plan lounge/dining room
- Downstairs WC
- Off road parking



DESCRIPTION

We are pleased to welcome to market this three bedroom semi detached house in the popular residential area of Baglan and located within close proximity to local schools, shops, amenities and transport links. Accommodation briefly comprises to ground floor entrance hall, lounge/dining room, kitchen and downstairs WC. To the first floor three bedrooms and bathroom. To the outside front and rear gardens. Off road parking.

ENTRANCE HALL

Access via PVCu frosted double glazed door with matching side screen. Textured ceiling. Emulsioned walls. Radiator. Staircase to first floor. Under stairs storage with light. Fitted carpet. All doors leading off.

DOWNSTAIRS CLOAKROOM

Stippled ceiling. Emulsioned walls. Front facing frosted double glazed PVCu window. Two piece suite comprising wall mounted wash hand basin with tiled splash back and low level w.c. Wall mounted Baxi combi boiler. Radiator. Fitted carpet.

LOUNGE / DINING ROOM (21' 4" x 10' 11") or (6.50m x 3.34m)

Papered ceiling and coved. Papered walls. Front facing double glazed PVCu window. Wooden fire surround with onset electric fire. Radiator. Rear facing double glazed patio doors boasting spectacular views. Fitted carpet. Door from dining area leading to:

KITCHEN (10' 0" x 10' 0") or (3.05m x 3.04m)

Also accessible from entrance hall. Textured ceiling. Fully tiled walls. Rear facing double glazed PVCu window boasting spectacular views. A range of wall and base units with complimentary work surfaces. Acrylic sink unit, single drainer and mixer tap. Plumbing for automatic washing machine. Electric cooker point. Vinyl floor covering. Multi glazed door leading to:

LEAN-TO/PORCH

Textured ceiling. PVCu cladding to wall. Front, side and rear facing double glazed PVCu window. Vinyl floor covering. Two PVCu doors, one to rear and one to front elevations.

LANDING

Via split level staircase. PVCu double glazed window to side elevation. Stippled ceiling. Access into attic. Emulsioned walls. Fitted carpet. All doors leading off.

BATHROOM (9' 0" x 4' 9") or (2.75m x 1.44m)

PVCu tongue and groove to ceiling. Front facing frosted double glazed PVCu window. Respatex walls. Three piece suite comprising hand basin set within vanity unit, low level w.c. and shower tray with seated area for disabled use, overhead electric shower. Chrome towel rail heater. Special non slip flooring.

BEDROOM 1 (11' 0" x 11' 0") or (3.35m x 3.35m)

Papered ceiling and coving. Papered walls. Front facing double glazed PVCu window. Radiator. Fitted carpet.

BEDROOM 2 (10' 11" x 10' 2") or (3.33m x 3.09m)

Papered ceiling and coved. Papered walls. Rear facing double glazed PVCu window. Radiator. Fitted carpet.



BEDROOM 3 (10' 1" x 7' 5") or (3.07m x 2.27m)

Papered ceiling and coved. Papered walls. Rear facing double glazed PVCu window. Radiator. Double door into airing cupboard with shelving and radiator. Fitted carpet.

OUTSIDE


The front is accessible via wrought iron gate. Bounded by mature hedgerow. Low maintenance with stone gravel. Steps and hand rail leading to front door.

The rear is enclosed and bounded by wall. Terraced garden on several levels. Steps with handrail leading to back door. Low maintenance with gravel and paved patio, to sit and enjoy the spectacular views. Shrub borders. Off road parking via double wrought iron gates onto hard standing.



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

EPC

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



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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