



Cae Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8LX

Offers In Excess Of  
£255,000

**PCJ** PAYTON  
JEWELL  
CAINES



## Cae Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8LX

We are pleased to offer this FOUR BEDROOM THREE STOREY DETACHED TOWN HOUSE situated in a popular area of Baglan. The property is within close proximity of local schools, shops and amenities. Has good transport links to M4 corridor. Would make an ideal family home.

### Offers In Excess Of £255,000

- Four bedroom three storey town house
- Open plan lounge/diner/kitchen
- Newly refurbished kitchen
- Master bedroom with en-suite
- Attached garage with power
- EPC D/Council tax band E



## DESCRIPTION

We are pleased to offer this four bedroom, three storey detached town house, situated in a popular area of Baglan. The property is within close proximity of local schools, shops and amenities. Has good transport links to M4 corridor. Would make an ideal family home.

Accommodation briefly comprises to ground floor entrance hall, open plan and modern lounge/diner/kitchen with access into attached garage. To the first floor two bedrooms, wc and lounge. To the second floor double bedroom, bathroom, master bedroom and en-suite. To the outside open plan to the front with off road parking, to the rear enclosed and bounded with fencing offering low maintenance garden.

## ENTRANCE HALL

Access via composite front door with decorative panelled units. Artexed ceiling. Emulsioned walls. Dado rail. Radiator. Laminate flooring. Stair case to first floor. Door leading to:

## LOUNGE/DINER/KITCHEN (25' 7" x 12' 10") or (7.80m x 3.91m)

Skimmed ceiling. Half emulsioned half papered walls with dado rail. Front facing double glazed PVCu window set within box bay. Side facing double glazed PVCu window. To the kitchen area which has been refurbished to a high standard comprising of wall and base units in high gloss (pebble colour) with complimentary work surfaces and matching splash backs. Four ring gas hob and inset electric oven. Extractor hood. Acrylic one and half bowl single sink drainer with mixer tap. Integral appliances to include dishwasher, fridge freezer. One cupboard housing combi boiler. Matching island/breakfast bar. Laminate flooring. Door leading to attached garage.

## FIRST FLOOR LANDING

Artexed ceiling. Emulsioned walls. Dado rail. Fitted carpet. All doors leading off.

## LOUNGE (17' 7" x 12' 11") or (5.36m x 3.93m)

Skimmed ceiling. Emulsioned walls. Dado rail. Fire surround with marble hearth and back plate. Radiator. Front facing double glazed PVCu window. Fitted carpet. Staircase to second floor.

## BEDROOM 3 (18' 1" x 7' 9") or (5.52m x 2.36m)

Skimmed ceiling. Access into attic. Emulsioned walls. Front and rear facing double glazed PVCu windows. Radiator. Laminate flooring.

## BEDROOM 4 (12' 10" x 8' 5") or (3.92m x 2.57m)

Skimmed ceiling. Emulsioned walls. Radiator. Double glazed PVCu patio door to rear garden. Laminate flooring.

## W.C.

Artex ceiling. Half emulsioned half papered walls. Dado rail. Side facing frosted double glazed PVCu window. Refurbished suite comprising low level w.c and wall mounted wash hand basin set within vanity unit and tiled splash back. Radiator. Laminate flooring.

## STAIRCASE

Artex ceiling. Emulsioned walls. Dado rail. Fitted carpet. Internal door leading to:

## SECOND FLOOR LANDING

Skimmed ceiling. Emulsioned walls. Laminate flooring. Cupboard over staircase. All doors leading off.





## **BEDROOM 2 (12' 6" x 11' 3") or (3.80m x 3.42m)**

Artex ceiling. Two walls emulsioned and two walls with feature wall paper. Two rear facing double glazed PVCu windows. Recess area for wardrobes. Two radiators. Laminate flooring.

## **BATHROOM (6' 6" x 5' 10") or (1.97m x 1.79m)**

Skimmed ceiling. Access into attic. Emulsioned walls. Side facing double glazed PVCu window. Refurbished suite comprising low level w.c., wall mounted hand basin set within vanity unit and panelled bath with over head shower and hand held shower from mixer taps. White towel rail heater. Laminate flooring.

## **MASTER BEDROOM (9' 3" x 9' 9") or (2.81m x 2.98m)**

Artex ceiling. Emulsioned walls. Newly fitted carpet. Front facing double glazed PVCu window set within apex. Radiator. Fitted three door wardrobes.

## **EN SUITE (9' 1" x 3' 2") or (2.78m x 0.97m)**

Artex ceiling. Half emulsioned and half tiled walls. Side facing frosted double glazed PVCu window. Radiator. Three piece suite comprising low level w.c., wall mounted wash hand basin and shower cubicle with electric overhead shower. Laminate flooring.

## **OUTSIDE**

To the front open plan with off road parking for one vehicle. Side gate leading leading to the rear garden which is enclosed and bounded by wood panel fencing. Low maintenance garden with stone gravel, paved patio areas and decked area.


## **ATTACHED GARAGE**

Access via electric roller door. Power installed. Plumbing for automatic washing machine.

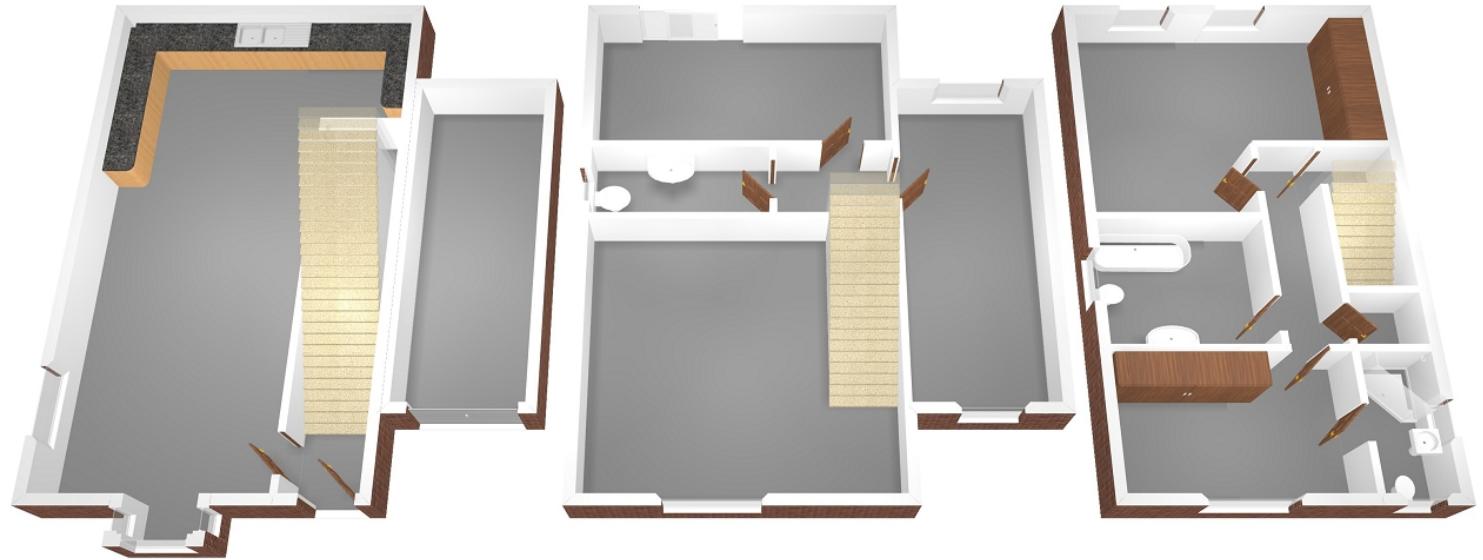


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(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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