



Oakdene Close, Baglan, Port Talbot, Neath
Port Talbot. SA12 8NR

£220,000



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We are pleased to offer to the market this BEAUTIFULLY PRESENTED four bedroom SEMI DETACHED HOUSE located in the residential area of Baglan. Situated on the elevated position BOASTING SPECTACULAR views of coastal area towards Mumbles Point and English Channel. Located in close walking distance to Ysgol Gynradd Baglan Primary School, local shops and amenities.

£220,000 - Freehold

- Four bedroom semi detached house
- Modern kitchen/dining room/conservatory
- Downstairs shower room
- Enclosed garden to rear and front
- Garage set within communal area



DESCRIPTION

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Accommodation briefly comprises to first floor three bedrooms, bathroom, converted attic space offering fourth bedroom. Ground floor comprises lounge, kitchen/ breakfast room, shower room and conservatory. Externally gardens to front and rear with garage set within communal area.

HALLWAY

Access via composite front door with decorative bevelled glass inserts and matching side screens. Skimmed and coved ceiling. Papered walls. Radiator. Fitted carpet. Doorway into :

LOUNGE (13' 6" x 13' 7") or (4.11m x 4.14m)

Skimmed and coved ceiling. Emulsioned walls with one feature papered wall. Marble fire surround and hearth with inset electric fire. Radiator. PVCu double glazed window to front of property. Fitted carpet. Door leading to kitchen.

KITCHEN/BREAKFAST ROOM (16' 11" x 9' 3") or (5.16m x 2.83m)

Skimmed and coved ceiling. Emulsioned walls. Tiled splash back areas. Range of wall and base units with complimentary work tops. Wall unit housing combination boiler. Four ring gas hob with extractor hood above. Split level oven and separate grill. One and half bowl stainless steel single drainer sink unit with mixer taps. Under stairs storage. Breakfast bar area. Integrated dish washer. PVCu double glazed window to rear of property. Opening into conservatory. Tiled flooring.

CONSERVATORY (11' 6" x 6' 11") or (3.51m x 2.12m)

Glass roof with down lights. PVCu double glazed units set on dwarf wall. French doors to rear garden. Upright modern radiator. Tiled flooring with under floor heating.

INNER PASSAGE

Skimmed ceiling. Emulsioned walls. PVCu fully glazed door to rear garden and part panelled and part glazed door to front elevation. Tiled flooring. Door leading into:

SHOWER ROOM (3' 7" x 4' 11") or (1.09m x 1.51m)

Skimmed ceiling. Part respatex part emulsioned walls. Wet area with side screen, rainfall over head shower and hand held shower. Low level w.c. PVCu frosted double glazed window to front of property. Upright modern radiator. Special non slip flooring.

LANDING

Skimmed and coved ceiling. Feature papered walls. PVCu frosted double glazed window to side elevation. Cupboard with shelving. Further stair case to attic room. Fitted carpet.



BATHROOM (6' 7" x 5' 5") or (2.0m x 1.66m)

Skimmed ceiling. One wall emulsioned remaining walls fully tiled. Three piece suite in white comprising low level w.c. and hand basin set within vanity unit, panelled bath with over head rainfall shower, hand held shower and shower screen. Upright modern radiator. PVCu frosted double glazed window to rear of property. Floor tiles.

BEDROOM 1 (11' 1" x 10' 2") or (3.38m x 3.10m)

Skimmed and coved ceiling. Papered walls. Radiator. Built in single door wardrobe. PVCu double glazed window to front elevation boasting spectacular views of surrounding area. Fitted carpet.

BEDROOM 2 (10' 2" x 9' 6") or (3.10m x 2.89m)

Skimmed ceiling and emulsioned walls. One feature papered wall. Built in single door wardrobe. Radiator. PVCu double glazed window to rear elevation. Fitted carpet.

BEDROOM 3 (9' 0" x 6' 7") or (2.74m x 2.00m)

Skimmed ceiling and emulsioned walls. Radiator. PVCu double glazed window to front elevation boasting spectacular views over surrounding area. Fitted carpet.

STAIRCASE

Open plan stair case with balustrade to attic conversion.

BEDROOM 4 (13' 8" x 11' 6") or (4.17m x 3.50m)

Skimmed ceiling and emulsioned walls. One feature papered wall. Doors into eaves space. PVCu double glazed window to front elevation with spectacular views of surrounding area. PVCu double glazed window to rear of property overlooking garden. Fitted carpet.

REAR GARDEN

Enclosed and bounded by wall and wood panelled fencing. Terraced gardens with lower level having resin patio area, first level having wrought iron fencing and gate leading to wood decking, ideal for garden furniture and shrub borders. Further steps leading to third level having paved patio area. Further steps leading to astro turf. Storage shed.

FRONT


Enclosed and bounded by wall. Laid to lawn. Shrub borders. Foot path, steps and hand rail leading to top terrace which offers block paver patio.

Single garage located in separate compound 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		
(69-80) C		77
(55-68) D	59	
(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.



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