



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

£210,000

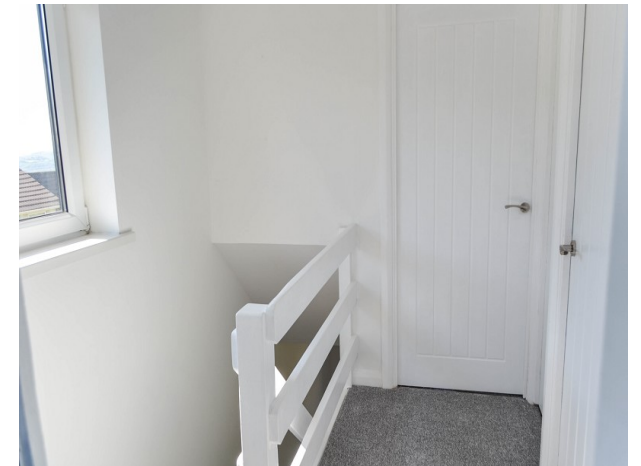
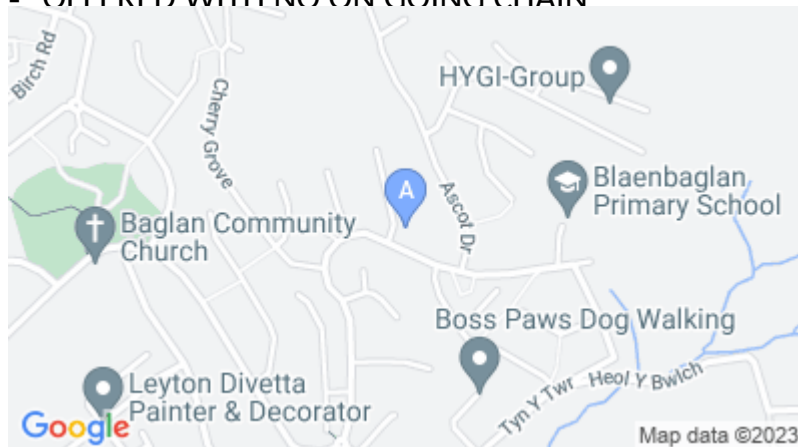


Maes Ty Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8US

OFFERED WITH NO ON GOING CHAIN. We are pleased to present to the market this fully refurbished THREE BEDROOM SEMI DETACHED HOUSE. Located in the popular area of Baglan boasting spectacular views from the front elevation and in close proximity to Blaenbaglan Primary School, local shops, amenities and good transport links. Refurbished to a high standard throughout we recommend early viewing to avoid disappointment.

£210,000 - Freehold

- Three bedroom semi detached house
- Newly renovated throughout
- Front and rear gardens
- Off road parking for two vehicles
- OFFERED WITH NO ON GOING CHAIN



DESCRIPTION

Accommodation briefly comprises; open plan lounge, kitchen and diner, family bathroom, three bedrooms, front and rear gardens.

LOUNGE (16' 9" x 13' 0") or (5.10m x 3.95m)

Access via PVCu front door with side panel, into the lounge. Skimmed ceiling with inset ceiling lights. Emulsioned walls with feature panelling to the chimney breast wall. Staircase to first floor with newly fitted carpet. Understair storage. Radiator. PVCu double glazed window to front elevation. Modern grey wood effect laminate flooring. Open plan into dining room.

KITCHEN/DINING ROOM (16' 10" x 10' 10") or (5.13m x 3.29m)

Skimmed ceiling with inset ceiling lights to kitchen area and pendant downlight to dining area. Upright radiator. PVCu double glazed french doors to rear elevation. Kitchen refurbished to high standard with modern anthracite grey wall and base units. Wall unit housing combination boiler. Complimentary laminate work surfaces. Tiles to splashback areas. Breakfast bar separating the two rooms with cupboard space below. Built in electric oven. Four ring gas hob. Black extractor hood. Black acrylic one and half bowl sink with mixer tap. Plumbing for automatic washing machine. Integral low level fridge freezer. Modern grey wood effect laminate flooring. PVCu double glazed window to side elevation and fully frosted double glazed door to rear of property.

LANDING

Skimmed ceiling and emulsioned walls. All integral doors upgraded and refurbished. Balustraded rail staircase. Ranch style wood staircase. PVCu tilt and turn window to side elevation boasting spectacular views over coastal area. Newly fitted carpet.

FAMILY BATHROOM (6' 2" x 6' 1") or (1.88m x 1.86m)

Skimmed ceiling with inset ceiling lights. Part emulsioned walls part tiled. Modern black heated towel rail. Three piece suite in white comprising low level w.c., pedestal wash hand basin with black tap, Panelled bath with black mixer shower tap, rainfall shower with a hand held shower and black framed shower screen. PVCu frosted double glazed window to rear of property. Tiled flooring.

BEDROOM 1 (13' 0" x 10' 2") or (3.95m x 3.11m)

Skimmed ceiling and emulsioned walls. Radiator. PVCu double glazed window to front elevation. Newly fitted carpet.

BEDROOM 2 (11' 0" x 10' 5") or (3.36m x 3.18m)

Skimmed ceiling. Access into attic. Emulsioned walls. Storage cupboard. PVCu double glazed window to rear of property. Newly fitted carpet.

BEDROOM 3 (10' 0" x 6' 6") or (3.04m x 1.99m)

Skimmed ceiling and emulsioned walls. Radiator. PVCu double glazed window to front of property. Newly fitted carpet.

FRONT GARDEN

Open plan. Laid to lawn. Footpath to front door. Property in cul de sac. Pedestrian access only to front of property. Communal green area. Side access via gate leading to rear garden.




REAR GARDEN

Enclosed and bounded by wall. Paved patio area ideal for garden furniture. Laid to lawn areas. Footpath leading to gate. Wooden panel fencing. Offers off road parking for two vehicles.

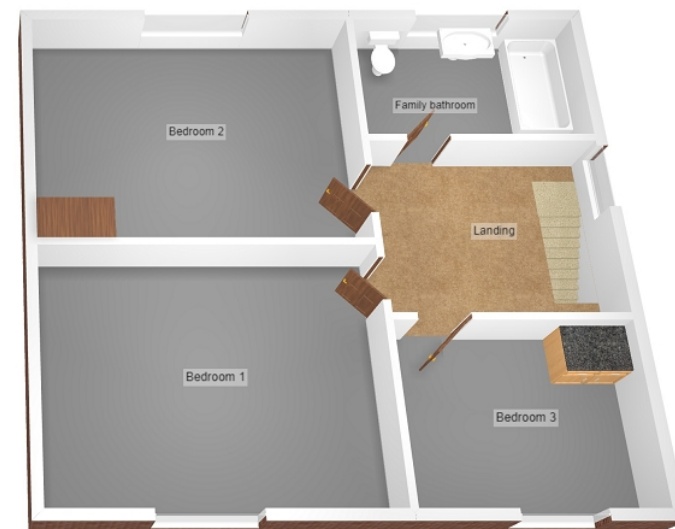
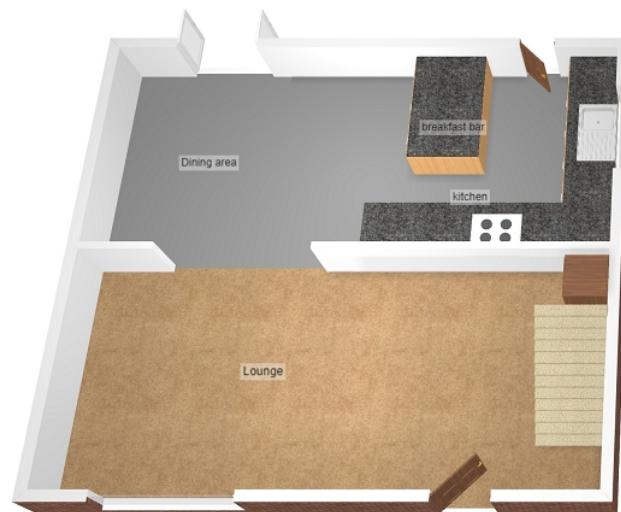


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(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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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