



1 Cwm Cottages Church Lane, Baglan, Port
Talbot, Neath Port Talbot. SA12 8SR

£249,950



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Situated in the sought after area of Baglan, this four bedroom end of terrace cottage offers spacious accommodation throughout. Close to local schools, transport links to Port Talbot and Swansea. Property benefits from generous sized garden with off road parking and PVCu double glazing throughout.

£249,950 - Freehold

- Four bedroom end of terrace cottage
- Two reception rooms
- PVCu double glazing throughout
- Generous sized rear garden
- Off road parking
- Council Tax C/EPC E



DESCRIPTION

We are pleased to offer to the market this four bedroom end of terrace cottage positioned on a generous sized plot and situated in the sought after area of Baglan. The property is located within close proximity to local shops, primary school and good transport links to the M4 corridor.

Accommodation briefly comprises, entrance porch, hallway, lounge, dining room, kitchen/breakfast room, family bathroom and four bedrooms.

Externally the front is open plan with a generous sized rear garden and off road parking.

ENTRANCE

Accessed via wooden stable door leading into entrance porch.

ENTRANCE PORCH

Artexed ceiling and walls. PVCu double glazed units set on dwarf wall. Multi glazed wooden door leading into lounge.

LOUNGE (15' 4" x 13' 11") or (4.67m x 4.23m)

Artexed ceiling with wooden beams. Emulsioned walls. Brick fire surround with wooden mantle. Bar area with wood panelling and shelving behind. Emulsioned and cork tiling to open plan staircase area. Radiator. PVCu double glazed window to front of property set within bay. Fitted carpet. Archway to dining room.

DINING ROOM (14' 4" x 12' 8") or (4.37m x 3.86m)

Artexed ceiling. Emulsioned walls. Wall light facilities. Fitted carpet. Radiator. PVCu double glazed window to rear of property. Door into kitchen.

KITCHEN/BREAKFAST ROOM (21' 7" x 12' 2") or (6.58m x 3.72m)

Wood tongue and groove to ceiling. Wood panelling to walls. Vinyl flooring. Kitchen is fitted with wall and base units with complementary work surfaces. Tiles to splash back area. Single drainer sink unit with mixer tap. Built in electric oven with separate grill, four ring gas hob and overhead extractor hood. Wall mounted Worcester boiler. Two PVCu double glazed windows to rear and side of property. Wooden stable door to side access.

Step up to raised breakfast area. PVCu double glazed window to front of property.

FIRST FLOOR LANDING

Artexed ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. PVCu tilt & turn window to side. All doors leading off.

FAMILY BATHROOM (9' 0" x 8' 0") or (2.74m x 2.45m)

Papered ceiling. Fully tiled walls. Fitted carpet. Radiator. PVCu frosted double glazed window to front of property. Room is fitted with a four piece suite comprising panelled bath. Low level w.c. pedestal wash hand basin and fully tiled shower cubicle with mains fed shower.



BEDROOM 1 (13' 11" x 12' 0") or (4.23m x 3.66m)

Artexed ceiling. Emulsioned walls. One featured papered wall. Fitted carpet. PVCu double glazed window to front of property. Radiator. Built in double door wardrobes. Airing cupboard with shelving and radiator. Single cupboard over staircase.

BEDROOM 2 (9' 3" x 8' 10") or (2.82m x 2.69m)

Artexed ceiling. Emulsioned walls. One featured papered wall. Fitted carpet. PVCu double glazed window to rear of property. Radiator.

BEDROOM 3 (9' 5" x 8' 10") or (2.87m x 2.69m)

Artexed ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to rear of property. Radiator.

BEDROOM 4 (9' 5" x 8' 3") or (2.87m x 2.52m)

Artexed ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to rear of property. Radiator.

OUTSIDE


Frontage is open plan with footpath to front door.

Generous sized tiered rear garden planted with mature shrubs and trees. Out buildings and summer house. Patio area ideal for garden furniture. Off road parking.



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		71
(55-68) D		
(39-54) E	51	
(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.



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