



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

£260,000



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Ideally located in the sort after location of Baglan in a quiet cul-de-sac with easy access to the M4 corridor we are pleased to offer this THREE BEDROOM DETACHED BUNGALOW with spectacular views of the surrounding coast with NO ON GOING CHAIN. Viewing highly recommended.

£260,000 - Freehold

- Three bedroom detached bungalow
- Refurbished kitchen & bathroom
- No on-going chain
- Ample off road parking/Garage
- Situated in a quiet cul-de-sac
- Council Tax D /EPC E



DESCRIPTION

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DESCRIPTION

We are pleased to offer this three bedroom detached bungalow ideally located in the sought after location of Baglan. The property is in close proximity to the M4 corridor, local school, shops and amenities and offers spacious accommodation throughout.

Accommodation briefly comprises of hallway, lounge, kitchen/diner, three bedroom, family bathroom and garage.

ENTRANCE

Accessed via wooden framed door with single glazed panelling leading into entrance porch.

PORCH

Stippled ceiling, coving, emulsioned walls, marble tiled flooring and fully glazed door with side screen into a welcoming entrance hall.

ENTRANCE HALL

Skimmed ceiling, coving, emulsioned walls, fitted carpet, radiator, double door to storage cupboard ideal for coats and shoes. Frosted glass screen and door leading into the lounge.

LOUNGE (15' 11" x 11' 9") or (4.85m x 3.59m)

Stippled ceiling, coving, emulsioned walls, fitted carpet, radiator and two front facing PVCu double glazed windows boasting spectacular views of surrounding coastal area as far as Mumbles. Feature to the lounge is the original marble fireplace.

KITCHEN/DINING ROOM (19' 9" x 9' 10") or (6.02m x 3.0m)

Artex ceiling, coving, emulsioned walls, fitted carpet to dining area, radiator and side facing PVCu double glazed window.

Kitchen has vinyl floor covering and is fitted with a range of wall and base units in shaker design with complimentary work surfaces and matching up stands. Electric oven and hob with chrome splash back and extractor hood. There is a cupboard that houses the combi boiler. Single drainer sink unit with mixer tap, plumbing for automatic washing machine and space for fridge/freezer. Rear facing PVCu double glazed window. PVCu double glazed window and door to side elevation.

FAMILY BATHROOM (9' 11" x 6' 6") or (3.01m x 1.98m)

Stippled ceiling, coving, fully tiled walls and vinyl floor covering. Three piece in white comprising low level w.c. pedestal wash hand basin, panelled bath with overhead mains fed shower, shower rail and curtain. Ample storage within double door cupboard, radiator and side facing PVCu double glazed window.



BEDROOM 1 (11' 10" x 11' 6") or (3.60m x 3.51m)

Stippled ceiling, coving, emulsioned walls, fitted carpet, radiator and front facing PVCu double glazed window.

BEDROOM 2 (12' 11" x 9' 11") or (3.93m x 3.01m)

Stippled ceiling, coving, emulsioned walls, fitted carpet, radiator and rear facing PVCU double glazed window.

BEDROOM 3 (7' 11" x 7' 6") or (2.41m x 2.28m)

Skimmed ceiling, coving, loft access hatch, papered walls, fitted carpet, radiator and rear facing PVCu double glazed window.

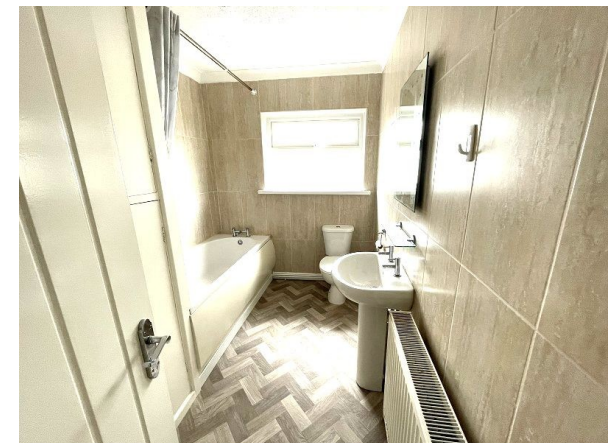
GARAGE

Larger than average, accessed via up and over doors, power installed and outside tap.


OUTSIDE

The rear is enclosed and bounded by wall, mainly laid to lawn, footpath to perimeter of bungalow.

The front is enclosed and bounded by wall, mainly lawned, steps leading to footpath to front door. Double gate for vehicle access to the single detached garage. Long driveway to side of property with ample parking for several vehicles. Elevated position boasting spectacular views, set within a quiet cul-de-sac with other self build detached properties.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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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