



Payton
Jewell
Caines

Dinas Baglan Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8AF

£425,000



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We are pleased to offer this FIVE BEDROOM DETACHED home which still retains many original features throughout, the property is situated in a popular area of Baglan is within close proximity of local shops, amenities and schools. Good links to the M4 corridor. VIEWING HIGHLY RECOMMENDED on this beautiful property.

£425,000

- Five bedroom detached house
- Three reception rooms
- Downstairs W.C.
- Family bathroom and shower room
- Detached garage



DESCRIPTION

We are pleased to offer this five bedroom detached property which still retains many original features throughout. The property benefits from ample off road car parking, detached garage. Three reception rooms, utility and pantry.

Accommodation briefly comprises to the ground floor porch, down stairs W.C. hallway, three reception rooms, kitchen, utility room, pantry cupboard and rear porch. To the first floor five bedrooms, family bathroom and shower room. To the outside generous sized front and rear landscaped gardens, driveway, off road parking, detached garage, orangery and decorative pond.

PORCH

Access via a wood glazed single front door with two side panels. Panelled ceiling. Panelled walls. Original terrazzo flooring. Doors leading off.

DOWNSTAIRS W.C. (6' 7" x 3' 10") or (2.0m x 1.16m)

Skimmed ceiling. Coving. Skimmed walls. Two original stained glass front facing windows. Room fitted with two piece suite comprising w.c. and pedestal wash basin. Vinyl flooring.

HALLWAY (13' 7" x 14' 1") or (4.14m x 4.28m)

Ornate plaster ceiling. Coving. Papered walls to picture rail and panelled below. Radiator. Built-in church style seating. Stairs leading to first floor. Original terrazzo flooring. All doors leading off.

RECEPTION 1/LOUNGE (14' 6" x 13' 1") or (4.42m x 4.0m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing double glazed window with original stained glass to top panels. Floor mounted radiator. Brick built fire place with hearth and surround with tiled mantle. Fitted carpet. Archway leading through:

RECEPTION 2/DINING ROOM (11' 7" x 10' 11") or (3.52m x 3.32m)

Skimmed ceiling. Coving. Emulsioned walls. Side facing frosted double glazed PVCu window. Rear facing double glazed PVCu window. Fitted carpet. Door into kitchen.

RECEPTION 3 (14' 6" x 13' 1") or (4.42m x 3.99m)

Papered ceiling. Coving. Papered and emulsioned walls. Picture rails. Front facing double glazed window with original stained glass to top panels. Original tiled hearth and wooden fire surround and mantle. Radiator. Frosted PVCu door leading to garden.

KITCHEN (16' 5" x 8' 5") or (5.0m x 2.56m)

Skimmed ceiling. Coving. Emulsioned walls with tiles to splash back areas. Three rear facing double glazed PVCu windows. Room is fitted with a range of lemon solid wood floor and wall cupboards and laminate worktops. One and half stainless sink and drainer. Space for upright fridge freezer. Integrated dishwasher. Five ring gas range double oven with overhead black extractor hood. Radiator. Ceramic floor tiles.

UTILITY ROOM (4' 11" x 4' 11") or (1.49m x 1.49m)

Skimmed ceiling. Emulsioned walls. Side facing frosted double glazed PVCu window. Laminate work top with space for two appliances. Shelving. Ceramic floor tiles. Bi-fold doors.



PANTRY CUPBOARD

Emulsioned walls. Light fitting. Side facing frosted double glazed PVCu window. Concrete flooring.

REAR PORCH

Skimmed ceiling. Emulsioned walls. Three side facing double glazed PVCu windows. Ceramic floor tiles. Half glazed PVCu door leading to rear garden.

LANDING

Papered ceiling. Stained glass ceiling panel. Papered down to picture rail. Panelled walls. Side facing stained glass feature skylight. Radiator. Fitted carpet. Doors leading off.

BEDROOM 1 (14' 6" x 13' 10") or (4.43m x 4.21m)

Papered ceiling. Coving. Emulsioned walls. Front and side facing double glazed PVCu window. Floor mounted radiator. Fitted carpet.

BEDROOM 2 (14' 7" x 13' 1") or (4.44m x 4.0m)

Papered ceiling. Coving. Emulsioned walls. Front and side facing double glazed PVCu window. Floor mounted radiator. A bank of built in floor to ceiling wardrobes. Solid wood flooring.

BEDROOM 3 (13' 7" x 10' 8") or (4.14m x 3.25m)

Papered ceiling. Papered and emulsioned walls. Front facing double glazed PVCu window. Floor mounted radiator. Built in wardrobes. Fitted carpet.

BEDROOM 4 (12' 2" x 10' 11") or (3.70m x 3.33m)

Skimmed ceiling. Emulsioned walls. Rear facing double glazed PVCu window. Floor mounted radiator. Two sets of double door wardrobes. Solid wood flooring.

BEDROOM 5 (8' 5" x 8' 5") or (2.56m x 2.56m)

Papered ceiling. Emulsioned walls. Rear facing double glazed PVCu window. Floor mounted radiator. Fitted carpet.

FAMILY BATHROOM (8' 4" x 6' 4") or (2.53m x 1.94m)

Skimmed ceiling. Half emulsioned half ceramic wall tiles. Rear facing frosted double glazed PVCu window. Heated towel rail. Room fitted with a three piece suite comprising w.c. pedestal wash hand basin and bath tub with wall mounted shower with glass screen doors. Built in cupboard. Vinyl flooring.

SHOWER ROOM (5' 11" x 4' 2") or (1.80m x 1.27m)

Skimmed ceiling. Emulsioned walls. Side facing frosted double glazed PVCu. Room fitted with three piece suite comprising wall mounted wash hand basin, w.c and white double shower tray with ceramic wall tiles and wall mounted shower. Vinyl flooring.



OUTSIDE

Access via a driveway leading to ample parking. Mature gardens with steps leading down from front door to a lawned area planted with trees and shrubs. There is a sun terrace at the front.

Driveway leading to detached garage with a pitched roof and up and over garage door. Currently enclosed with wood fencing. An orangery style greenhouse. Steps leading up to rear garden. Mature rear gardens laid mainly to lawn with pathways leading off to terraced areas. Ornamental pond area with built in seating.

NOTES

In accordance with our clients charitable status (registered charity number: 1142813), the property may remain on the market until exchange of contracts: our clients reserve the right to consider any other offer which is forthcoming.

This property will be sold subject to our client's standard covenants, further details of which are available upon request


NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



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		76
(55-68) D	61	
(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.



www.pjchomes.co.uk

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