



Flat Pentyla Baglan Road, Baglan, Port
Talbot, Neath Port Talbot. SA12 8DR

£70,000

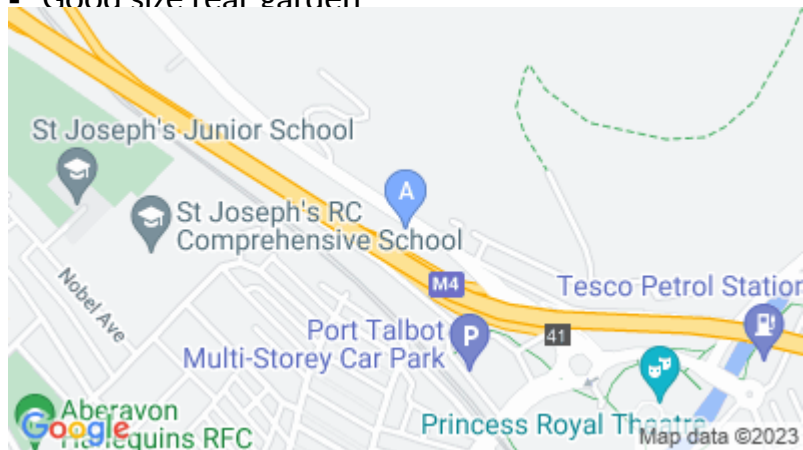
PJC PAYTON
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CAINES

Flat Pentyla Baglan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DR

A generous sized one bedroom DUPLEX APARTMENT offering spacious accommodation on two levels. Available for sale with NO ONGOING CHAIN would be an ideal INVESTMENT PURCHASE or FIRST TIME BUYER. The property has been modernised throughout with a SHOWER ROOM, FITTED KITCHEN with APPLIANCES and OFF ROAD PARKING to the front. Close to PORT TALBOT TOWN CENTRE with all amenities and facilities, along with TRAIN AND BUS STATIONS.

£70,000 - Leasehold

- Modern one bedroom duplex apartment
- Spacious lounge
- Fitted kitchen with appliances
- Modern shower room
- Off road parking /EPC
- Good size rear garden



DESCRIPTION

A generous sized one bedroom DUPLEX APARTMENT offering spacious accommodation on two levels. Available for sale with NO ONGOING CHAIN would be an ideal INVESTMENT PURCHASE or FIRST TIME BUYER.

Property comprises lounge, fitted kitchen with integral appliances, ground floor modern shower room and first floor master bedroom.

ENTRANCE HALL

Access via PVCu part panelled and part frosted double glazed front door. 'L' shaped entrance hall. Emulsioned ceiling and walls. Laminate flooring. Radiator. Staircase to first floor with fitted carpet and spindle balustrade. All doors leading off.

LOUNGE (18' 9" x 13' 10") or (5.71m x 4.21m)

Skimmed ceiling. Emulsioned walls. Laminate floor. Radiator. PVCu double glazed window to rear elevation.

KITCHEN (12' 5" x 10' 8") or (3.78m x 3.25m)

Skimmed ceiling. Emulsioned walls. Radiator. Vinyl floor covering. A range of fitted wall and base units with complementary work surfaces. One and half bowl single drainer sink unit with mixer tap. Built in electric oven and hob. Extractor hood. Integral fridge/freezer and dishwasher. Plumbing for automatic washing machine. Breakfast bar area. Cupboard housing combination boiler. PVCu double glazed window to rear elevation.

SHOWER ROOM (6' 11" x 6' 7") or (2.12m x 2.00m)

Refurbished shower room to a high standard. Skimmed ceiling. Fully tiled walls. Floor tiles. Chrome towel rail heater. Three piece suite comprising hand basin and w.c. set within high gloss vanity unit. Mains fed shower with overhead rainfall shower and hand held shower. Shower screen and large shower tray. PVCu frosted double glazed window to side elevation.

FIRST FLOOR LANDING

Skimmed ceiling. Emulsioned walls. Original tiled flooring. Spindle balustrade. Door leading into :

BEDROOM 1 (12' 4" x 10' 10") or (3.77m x 3.30m)


Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to rear elevation boasting good views over Port Talbot and towards Mumbles Point.

OUTSIDE

Enclosed tiered rear garden. Side footpath leading to frontage with off road parking for one vehicle.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(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.



For illustrative purposes only.
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.
All measurements are approximate and not to scale.

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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