



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

Offers In Excess Of
£269,000

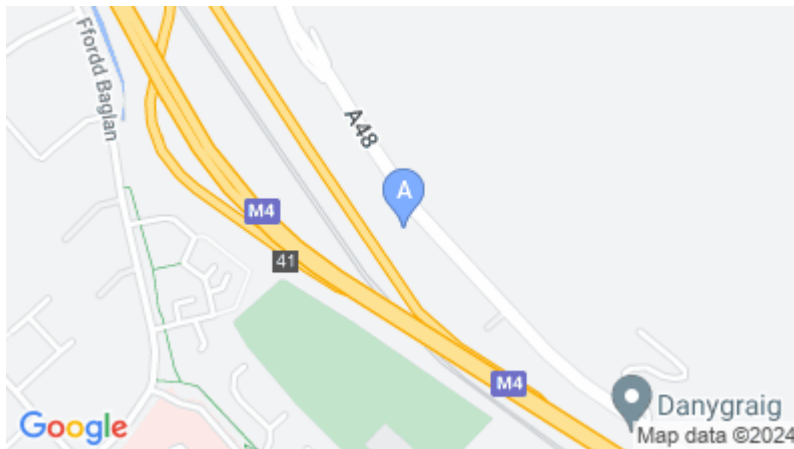


Dinas Baglan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DT

We are pleased to offer this WELL PRESENTED THREE BEDROOM SEMI DETACHED home which is situated close to PORT TALBOT TOWN CENTRE and has GOOD M4 ACCESS LINKS. The property benefits from OFF ROAD PARKING AND A CARPORT. Would make a PERFECT FAMILY HOME.

Offers In Excess Of £269,000 - Freehold

- Three bedroom semi detached house
- Downstairs cloakroom
- Open plan kitchen/lounge/diner
- Front and rear gardens
- Rear off road parking and carport
- Council Tax C/EPC E



DESCRIPTION

We are pleased to offer this modern non-traditional built three bedroom semi detached family home situated close to Port Talbot town centre and close to the M4 corridor. The property benefits from PVCu double glazing throughout and large garden to the rear.

The accommodation briefly comprises to ground floor an welcoming entrance hallway, downstairs cloakroom, two reception rooms and kitchen. To first master bedroom with ensuite, two bedrooms and family bathroom. To the outside front and rear gardens. Carport and off road parking.

ENTRANCE

Access via Grey composite front door into :

ENTRANCE HALL

Welcoming entrance hall. Emulsioned and coved ceiling. Emulsioned walls. Original parquet flooring. Radiator. PVCu frosted double glazed window to side elevation. Under stair storage cupboard. Staircase to first floor. All doors leading off.

DOWNSTAIRS CLOAKROOM

Emulsioned ceiling and walls. Ceramic floor tiles. PVCu frosted double glazed window to front elevation. Two piece suite in white comprising low level w.c. and wall mounted corner wash hand basin.

LOUNGE (15' 11" x 15' 4") or (4.85m x 4.67m)

*4.67 into the bay.

Skimmed ceiling with coving. Emulsioned walls. Solid wood block flooring. Radiator. Front facing PVCu bay window with fitted roller blinds. Inset slate hearth and brick fireplace with wooden mantle.

OPEN PLAN LOUNGE/DINER (17' 11" x 11' 11") or (5.47m x 3.63m)

Skimmed ceiling with coving. Emulsioned walls. Radiator. Solid wood block flooring. Rear facing PVCu bay window with french doors leading out to the sun terrace.

KITCHEN AREA (12' 3" x 9' 7") or (3.73m x 2.93m)

Skimmed ceiling with chrome inset spotlights and coving. Emulsioned walls. Laminate floor tiles. Rear and side facing PVCu windows with fitted roller blinds. PVCu glazed door leading to rear garden. Kitchen is fitted with a range of cream shaker style floor cupboards with complementary wood effect laminate work top. Built in five ring stainless steel gas hob and built in electric oven below with overhead extractor hood. White ceramic one and a half sink and drainer with chrome mixer tap. Integrated dishwasher and space for an upright fridge/freezer.

LANDING

Skimmed ceiling with flush light fitting. Emulsioned walls. Designer radiator. Fitted carpet. Front facing PVCu double glazed window with fitted roller blind. Two built in storage cupboards. Doors leading off.



BEDROOM 1 (12' 5" x 11' 11") or (3.79m x 3.63m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Front facing PVCu double glazed window with fitted roller blind. Radiator.

BEDROOM 2 (12' 6" x 11' 11") or (3.81m x 3.63m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind. Radiator.

BEDROOM 3 (12' 0" x 7' 1") or (3.66m x 2.15m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind. Radiator. Built in cupboard housing the combination boiler.

FAMILY BATHROOM (8' 4" x 7' 8") or (2.54m x 2.34m)

Respatex panelled ceiling with chrome inset spotlights. Respatex floor to ceiling wall panels. Laminate floor tiles. Chrome wall mounted heated towel rail. Side facing frosted PVCu double glazed window. Room is fitted with a four piece white suite comprising w.c. pedestal wash hand basin with chrome mixer tap, centre fill bath with chrome mixer tap and shower attachment. Curved corner shower cubicle with wall mounted shower, tray and glass sliding doors.

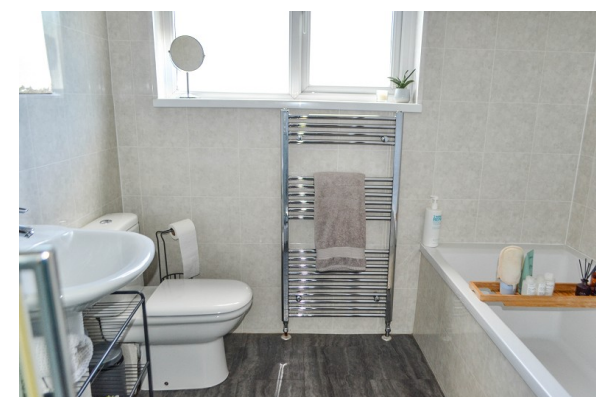
OUTSIDE

To the front the garden is bounded on two sides by stone wall. Laid mainly to lawn and planted with a variety of mature trees and shrubs. Steps and pathway leading to front door.

To the rear there is large garden bounded on one side by wall and wood fencing to the other. A sun terrace leads off the house laid with slate style pavers. Steps leading down to lawned area with planted borders. Graveled sun terrace. Wooden storage shed with PVCu door and window currently used as a laundry and utility room. Path leading down to carport area with off road parking for two vehicles. Additional wooden storage shed.


NOTE

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

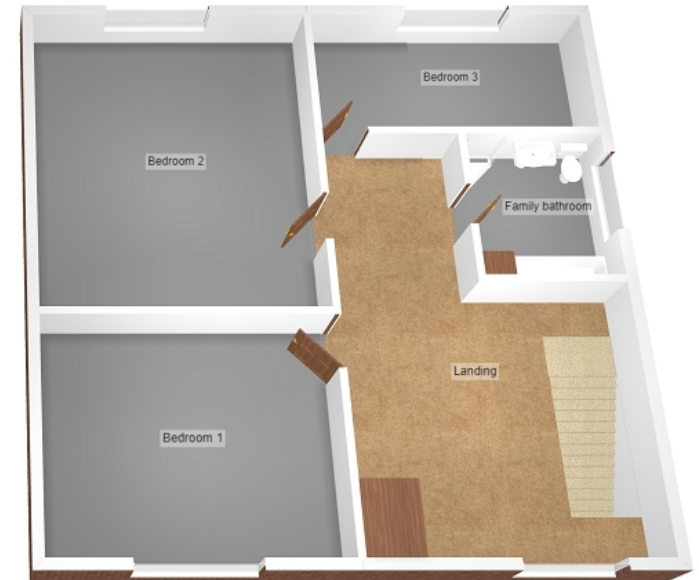


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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