



Smallwood Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8AP

Offers In Excess Of
£150,000



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Offered for sale with NO ONGOING CHAIN TWO BEDROOM detached bungalow is situated in the sought after area of Baglan and located within close proximity to local shops, schools and links to the M4 corridor. Property benefits from beautiful sea views towards Mumbles area, off road parking and garage to the rear. Ideal purchase for someone looking for a renovation project. Viewing highly recommended.

Offers In Excess Of £150,000 - Freehold

- Two bedroom detached bungalow
- Lounge
- Garage/generous garden
- NO ONGOING CHAIN
- Coastal Views



DESCRIPTION

Situated in a popular location with good road links available to local shops, amenities and the town centre this detached bungalow would be an ideal renovation project.

Accommodation briefly comprises entrance hall, lounge, kitchen, family bathroom and two bedrooms.

Externally there are gardens to the front and rear with a garage. Boasting spectacular views over Mumbles.

ENTRANCE

Accessed via brick archway into porch leading to original wooden front door with decorative glass into hallway.

HALLWAY

Polystyrene ceiling tiles with coving. Loft access hatch giving access into a generous sized attic, which gives the opportunity for an attic conversion (subject to planning consent). Papered emulsioned walls. Radiator. Fitted carpet. Storage cupboard. Doors leading off.

LOUNGE (15' 11" x 11' 6") or (4.84m x 3.50m)

Papered ceiling. Decorative coving. Papered emulsioned walls. Fitted carpet. Radiator. Two PVCu double glazed windows to front and side of property.

BEDROOM 1 (12' 10" x 11' 9") or (3.92m x 3.57m)

Artexed ceiling. Coving. Papered emulsioned walls. Built in wardrobes. Built in storage cupboard. PVCu double glazed window to front of property. Radiator. Fitted carpet.

BEDROOM 2 (12' 8" x 7' 10") or (3.87m x 2.40m)

Polystyrene ceiling tiles. Coving. Fluorescent tube lighting. Papered emulsioned walls. Built in shelving and storage cupboard. PVCu double glazed window to rear of property. Radiator. Fitted carpet.

BATHROOM (6' 6" x 6' 2") or (1.98m x 1.88m)

Polystyrene ceiling tiles. Fluorescent tube lighting. Floor to ceiling tiles. PVCu double glazed window to rear of property.

KITCHEN (11' 9" x 9' 10") or (3.58m x 3.0m)

Polystyrene ceiling tiles. Fluorescent tube lighting. Three PVCu double glazed windows one side facing and two to the rear. Wall mounted boiler. Kitchen is fitted with a single drainer sink unit, space for a washing machine and cooker. Storage cupboard. Fitted carpet with original tiles underneath. Door leading to outer porch.

OUTER PORCH

Polystyrene tiles. Wall tiles. PVCu double glazed door leading to rear garden. Floor tiles.



OUTSIDE

The front garden is enclosed and bounded on three sides, paved with coastal views towards Mumbles. Steps leading up to front door.

Rear garden is tiered and enclosed with patio area ideal for garden furniture. Abundance of mature shrubs and boasting fantastic sea views over Mumbles area. Out buildings. Wooden gate leading to rear lane giving access to garage.


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		83
(69-80) C		
(55-68) D		
(39-54) E	39	
(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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