



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

£275,000

PJC PAYTON
JEWELL
CAINES

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An IMMACULATE and REFURBISHED three bedroom extended DETACHED HOUSE. REFURBISHED to a high standard throughout by the present vendor. Viewing comes HIGHLY RECOMMENDED to be fully appreciated. Situated within a HIGHLY REGARDED RESIDENTIAL AREA and close proximity to local schools, a short drive to M4 corridor and Port Talbot Town Centre with all AMENITIES AND FACILITIES.

£275,000 - Freehold

- Extended three bedroom detached house
- Generous sized lounge
- Refurbished kitchen and bathroom
- Downstairs cloakroom
- Enclosed front and rear garden
- Off road parking and single garage



DESCRIPTION

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Property benefits from : Entrance hall, cloakroom, generous sized lounge, refurbished kitchen, first floor landing, refurbished family bathroom and three bedrooms. Outside enclosed front garden and terraced rear garden with off road parking for several vehicles and single garage.

ENTRANCE PORCH

Access via modern composite door. Skimmed ceiling and walls. High gloss tiled flooring. Radiator. Three PVCu double glazed windows. PVCu fully glazed door into:

ENTRANCE HALL

Skimmed ceiling and walls. Laminate flooring. Under stair storage cupboard. Staircase to first floor with fitted carpet and modern chrome spindled balustrade. All interior doors are oak.

CLOAKROOM (5' 4" x 4' 4") or (1.62m x 1.33m)

Skimmed and coved ceiling. Half emulsioned and half tiled walls with one feature fully tiled wall. Two piece suite in white comprising low level w.c. and pedestal wash hand basin. Chrome towel rail heater. PVCu frosted double glazed window to front elevation. Vinyl flooring.

LOUNGE (21' 3" x 10' 11") or (6.48m x 3.33m)

Skimmed ceiling with two down lights. Emulsioned walls with one wall feature wall paper. Two sets of radiators. Laminate flooring. PVCu double glazed window to front elevation with venetian blinds.

LOUNGE (EXTENSION) (10' 10" x 4' 11") or (3.30m x 1.51m)

Open plan into extension area ideal as play room or chill out area. Skimmed ceiling with inset ceiling lights. Emulsioned walls. Continuation of laminate flooring. Radiator. PVCu bi-folding doors to rear elevation.

KITCHEN (16' 0" x 10' 0") or (4.87m x 3.05m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls and tiled splashback areas. Refurbished kitchen and fitted with modern high gloss grey wall and base units finished with chrome handles. Complementary work surfaces. One and half bowl single drainer sink unit with mixer taps. Plumbing for automatic washing machine and space for fridge/freezer. Built in electric oven and hob with extractor hood. Breakfast bar area. One wall cupboard housing combination boiler. Laminate flooring. PVCu double glazed window to rear elevation with venetian blinds and fully glazed door into:

OUTER PORCH

Skimmed ceiling and emulsioned walls. Radiator. High gloss tiled flooring. PVCu double glazed door to front elevation and rear.



LANDING

Via feature split level stair case with modern chrome spindled balustrade. Fitted carpet. PVCu double glazed window to side. Skimmed ceiling. Access into attic. Emulsioned walls. Fitted carpet. All doors leading off :

FAMILY BATHROOM (9' 11" x 4' 10") or (3.01m x 1.48m)

Skimmed and coved ceiling with inset ceiling lights. Fully tiled walls. Vinyl floor covering. Three piece suite in white comprising low level w.c., pedestal wash hand basin and shower cubicle with over head electric shower. Chrome towel rail heater. PVCu frosted double glazed window to front elevation.

BEDROOM 1 (11' 0" x 10' 11") or (3.36m x 3.32m)

Skimmed ceiling. Emulsioned walls with two walls feature wall paper. Radiator. Fitted carpet. PVCu double glazed window to front elevation boasting good views over surrounding area.

BEDROOM 2 (10' 11" x 10' 4") or (3.32m x 3.16m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to rear elevation.

BEDROOM 3 (10' 0" x 7' 4") or (3.05m x 2.23m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Built in double door wardrobe. PVCu double glazed window to rear elevation.

OUTSIDE


Frontage - Enclosed and bounded by wall. Pedestrian wrought iron gate with footpath to front door. Laid to lawn areas. Gate giving access to side and rear.

Rear - Enclosed and bounded by wall. Tiered garden one level with patio area ideal for garden furniture. Second tier astro turf. Gate giving access to off road parking for several vehicles. Courtesy door and window to single garage, power installed, access via up and over doors.



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		84
(69-80) C		
(55-68) D	68	
(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.



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01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk