

Payton  
Jewell  
Caines



Brooklyn Gardens, Port Talbot, Neath Port  
Talbot. SA12 7PJ

£250,000



## Brooklyn Gardens, Port Talbot, Neath Port Talbot. SA12 7PJ

We are pleased to offer a rare opportunity to purchase this spacious DETACHED BUNGALOW which is situated within a sought after CUL-DE-SAC on BAGLAN MOORS. The property is beautifully presented throughout and would be an ideal purchase for someone looking to downsize. Property benefits from PVCu windows and doors throughout and recently fitted bathroom. Offered with NO ONGOING CHAIN.

£250,000 - Freehold

- Three bedroom detached bungalow
- Spacious lounge/diner
- Newly fitted bathroom
- Off road parking/garage
- NO ONGOING CHAIN
- Council Tax D/EPC



## DESCRIPTION

We are pleased to offer to market this three bedroom detached bungalow set on a desirable development close to local schools, shops, amenities and transport links. Property offers spacious accommodation with off road parking, garage and front and rear gardens. Viewing is highly recommended to appreciate what the property has to offer.

Accommodation briefly comprises of hallway, spacious L-shaped lounge/diner, kitchen/diner, three bedrooms, ensuite and family bathroom.

Externally there are front and rear gardens with off road parking and single garage.

## ENTRANCE

Accessed via grey part glazed composite front door into:

## HALLWAY

Stippled ceiling. Emulsioned walls. Fitted carpet. Built in storage cupboard. Door into:

## L-SHAPED LOUNGE/DINING ROOM (21' 0" x 17' 0") or (6.40m x 5.18m)

\*5.18m at its widest.

Artexed ceiling and coved. Emulsioned walls. Fitted carpet. Two radiators. Four PVCu double glazed windows, one being a box bay with nets and curtains.

## INNER HALLWAY

Stippled ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. Built in airing cupboard housing the hot water tank. Doors leading off.

## KITCHEN/DINER (17' 0" x 9' 2") or (5.17m x 2.80m)

Stippled ceiling and coved. Emulsioned walls. Vinyl floor tiles. Radiator. Side facing PVCu double glazed window with fitted roller blinds and curtains. Frosted glazed PVCu door leading to side access. PVCu french doors leading to the rear garden. Kitchen is fitted with a range of cream shaker style units with stainless steel handles. Complementary wood effect laminate worktops. Stainless steel sink and drainer. White free standing four ring gas cooker with overhead extractor hood. Under counter space for washing machine. Space for dining table and chairs.

## BEDROOM 1 (13' 10" x 9' 10") or (4.21m x 3.00m)

Stippled ceiling. Emulsioned walls. Side facing box bay window with fitted vertical blinds. Radiator. Fitted carpet. Room is fitted with a range of melamine wardrobes with over bed storage. Door into:

## EN SUITE

Stippled ceiling. Emulsioned walls. Radiator. Fitted carpet. Room is fitted with two piece suite comprising w.c. and pedestal wash hand basin.



## **BEDROOM 2 (11' 11" x 8' 0") or (3.62m x 2.43m)**

Stippled ceiling and coved. Emulsioned walls. Side facing PVCu double glazed window fitted with vertical blinds. Radiator. Fitted carpet.

## **BEDROOM 3 (8' 9" x 6' 6") or (2.67m x 1.97m)**

Stippled ceiling and coved. Emulsioned walls. PVCu french doors leading to rear garden. Radiator. Fitted carpet.

## **FAMILY BATHROOM (8' 9" x 5' 8") or (2.67m x 1.73m)**

Stippled ceiling. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Wall mounted chrome heated towel rail. Rear facing frosted PVCu double glazed window fitted with roller blind. Room is fitted with a three piece suite comprising w.c. white vanity wash hand basin set within a grey gloss vanity unit, corner shower with white shower tray, wall mounted shower and curved glass doors.


## **OUTSIDE**

Front garden is laid mainly to lawn with borders planted with mature shrubs and trees. Concrete pathway leading around the property to driveway and single garage with traditional up and over door.

Enclosed rear garden bounded by wall and wood fencing. Laid mainly to lawn with borders planted with mature shrubs and trees. Single garage with courtesy door and side window. Wooden side gate giving access to front garden.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)