

Payton
Jewell
Caines



Pentre Afan, Baglan, Port Talbot, Neath
Port Talbot. SA12 7RL

£249,950

PJC PAYTON
JEWELL
CAINES

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RARE opportunity to purchase This IMMACULATELY PRESENTED TWO BEDROOM DETACHED BUNGALOW situated in the popular residential location of Baglan Moors within walking distance to Western Avenue playing fields. The local school is Ysgol Bae Baglan and the property is in close proximity to local shops , transport links and amenities.

£249,950 - Freehold

- Two bedroom detached bungalow
- Modern fitted kitchen
- Large sun lounge
- Enclosed front and rear gardens with off road parking
- NO ONGOING CHAIN
- Council Tax C/EPC



DESCRIPTION

We are pleased to offer to the market this TWO BEDROOM detached bungalow which is situated within the sought after location of Pentre Afan on Baglan Moors. Early viewing is highly recommended on this property and is offered with NO ONGOING CHAIN. Local amenities and supermarkets are within walking distance and Aberavon beach is just minutes away.

Accommodation briefly comprises kitchen, inner hallway, lounge, sun lounge, two bedrooms and family bathroom.

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

ENTRANCE

Accessed via part glazed PVCu door leading into:

KITCHEN (13' 8" x 9' 10") or (4.17m x 3.0m)

Skimmed ceiling and coved. Inset spotlights. Two PVCu double glazed windows one to the side and front of property. Ceramic floor tiles. Kitchen is fitted with a range of modern white gloss wall and base units with brushed steel handles and complementary laminate worktops. One and half stainless steel sink and drainer with chrome hot and cold mixer tap. Built in four ring electric hob with stainless steel extractor hood and high rise double built in electric oven and grill. Integrated fridge and freezer. Built in cupboard housing the combi boiler. Built in cupboard with shelves. Opening through into:

INNER HALLWAY

Skimmed ceiling. Inset spotlights. Emulsioned walls. Ceramic floor tiles. Doors leading off.

LOUNGE (13' 2" x 10' 11") or (4.02m x 3.32m)

Artexed ceiling and coved. Emulsioned walls. Radiator. Fitted carpet. Opening into:

SUN LOUNGE (16' 0" x 9' 10") or (4.87m x 3.00m)

Solid roof with emulsioned ceiling. Inset chrome spot lights. Half height brick wall. Wrap around PVCu double glazed units with fitted roller blinds. PVCu double glazed french doors leading to rear garden. Glazed side door. Radiator. Ceramic floor tiles. Bi-fold doors leading into:

BEDROOM 2 (9' 10" x 9' 6") or (3.00m x 2.90m)

Artexed ceiling and coved. Emulsioned walls. Side facing PVCu double glazed window. Radiator. Ceramic floor tiles.

BEDROOM 1 (18' 11" x 9' 0") or (5.77m x 2.75m)

2.75m to fitted wardrobes.

Skimmed ceiling and coved. Inset spotlights. Emulsioned walls. Front facing PVCu double glazed bay window. Radiator. Fitted carpet. Across one wall are floor to ceiling fitted wardrobes with mirrored doors .



FAMILY BATHROOM (6' 4" x 5' 11") or (1.93m x 1.80m)

Skimmed ceiling. Inset spot lights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Side facing frosted PVCu double glazed window. Room is fitted with a three piece white suite comprising pedestal wash hand basin, w.c. 'P'-shaped bath with wall mounted shower and curved glass shower screen.


OUTSIDE

Low maintenance front garden which is bounded on two sides by wall. Laid with impressed concrete to allow ample off road parking. Wrought iron gates to the side of the property giving access to the rear.

Low maintenance rear garden bounded on three sides by wall. Laid mainly with decorative pavers and astro turf. PVCu double glazed doors leading into block built storage shed with w.c. with water saving cistern sink and plumbing in place for washing machine. Wall mounted electric fire. Side facing PVCu frosted double glazed window. Wooden gate giving access to the rear lane.



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 71 | |
| (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.



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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