

Payton  
Jewell  
Caines



Laburnum Avenue, Baglan, Port Talbot,  
Neath Port Talbot. SA12 8PB

£185,000

**PJC** PAYTON  
JEWELL  
CAINES

## Laburnum Avenue, Baglan, Port Talbot, Neath Port Talbot. SA12 8PB

We are pleased to offer the opportunity to purchase this three bedroom semi-detached house in the desirable area of Baglan. Located near the local primary school Ysgol Gynradd Baglan, local shops, amenities and good transport links. Ideal purchase for a FIRST TIME BUYER or potential for a beautiful family home. Viewing is highly recommended.

£185,000 - Freehold

- Three bedroom semi detached house
- Large kitchen/diner
- Usable loft space
- Wrap around large gardens
- Potential to build a garage or garden room
- Council Tax B/EPC D



## DESCRIPTION

Introducing this three bedroom semi detached property situated in the sought after area of Baglan. Located near the local primary school Ysgol Gynradd Baglan, local shops, amenities and good transport links. Ideal purchase for a FIRST TIME BUYER or potential for a beautiful family home. Viewing is highly recommended. Property benefits from large kitchen/diner, usable loft space and wrap around large gardens with space for multiple off road parking.

Accommodation briefly comprises reception, kitchen/diner, downstairs w.c. three bedrooms and family bathroom.

Externally there are enclosed front and rear gardens with off road parking and the potential to build a garage or garden room.

## ENTRANCE

Accessed via part glazed PVCu front door into:

### RECEPTION (14' 4" x 10' 6") or (4.38m x 3.19m)

Skimmed ceiling and coved. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Ceramic floor tiles. Free standing electric fire on marble hearth with wood fire surround and mantle. Opening into:

### KITCHEN/DINER (21' 3" x 14' 2") or (6.47m x 4.31m)

Skimmed ceiling and coved. Emulsioned walls. Laminate splash back areas. Front facing PVCu double glazed window. Radiator. Ceramic floor tiles. Wall mounted electric fire with wooden fire surround. Kitchen is fitted with a range of white gloss wall and base units. Laminate worktop. One and half stainless steel sink and drainer. Built in black enamel four ring gas hob with stainless steel overhead extractor hood. High level built in electric oven. Under counter space for two appliances. Space for upright fridge/freezer. Rear facing PVCu double glazed window. PVCu double glazed door leading to rear garden.

## DOWNSTAIRS W.C.

Respatex clad ceiling and walls. Ceramic floor tiles. Rear facing frosted PVCu double glazed window. Low level white w.c.

## LANDING

Skimmed ceiling and coved. Loft access hatch with pull down ladder giving access to fully boarded loft with power, heating and PVCu double glazed rear window. Emulsioned walls. Wood effect laminate floor. Two PVCu double glazed windows one side facing one rear facing. Two built in storage cupboards, one housing the combination boiler. Doors leading off.

### BEDROOM 1 (11' 11" x 11' 3") or (3.62m x 3.42m)

Skimmed ceiling. Emulsioned walls. Two front facing PVCu double glazed windows. Radiator. Wood effect laminate floor.



## **BEDROOM 2 (10' 7" x 9' 7") or (3.22m x 2.92m)**

2.92m upto wardrobes.

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Wood effect laminate floor. Built in wardrobes across one wall.

## **BEDROOM 3 (9' 10" x 8' 5") or (3.00m x 2.57m)**

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Wood effect laminate floor.

## **FAMILY BATHROOM (7' 0" x 8' 4") or (2.13m x 2.54m)**

Skimmed ceiling. Floor to ceiling ceramic wall tiles. Rear facing frosted PVCu double glazed window. Radiator. Laminate floor tiles. Room is fitted with a three piece white suite comprising w.c. pedestal wash hand basin, white bath with wall mounted shower and glass shower screen.

## **OUTSIDE**


Front garden is bounded by hedge and wall. Double wrought iron gates giving access to large graveled area, suitable for off road parking for several vehicles. Lawned and paved areas planted with mature shrubs and trees. Large hard standing area has the potential to be used for a garage or garden room.

Rear garden is bounded by wood fencing. Low maintenance garden. Astro turf area. Bark and grey slate gravel beds. Storage sheds. Wooden gate leading to front.

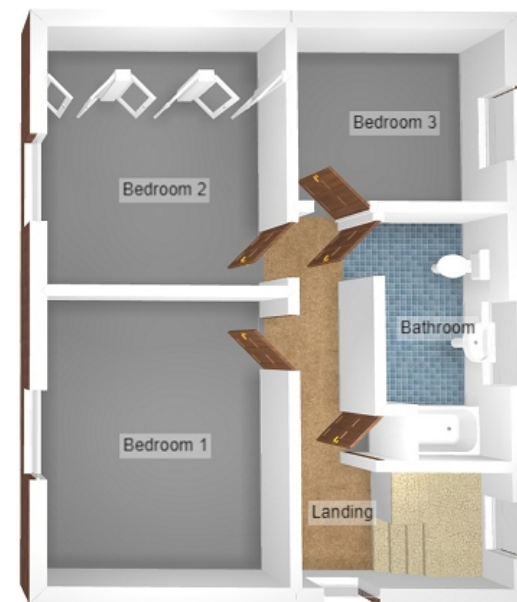


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) <b>A</b>                              |                         |   |
| (81-91) <b>B</b>                            |                         |   |
| (69-80) <b>C</b>                            |                         | 79  |
| (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 |                         |   |
| 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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