

Payton  
Jewell  
Caines



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

Offers In Excess Of  
£200,000

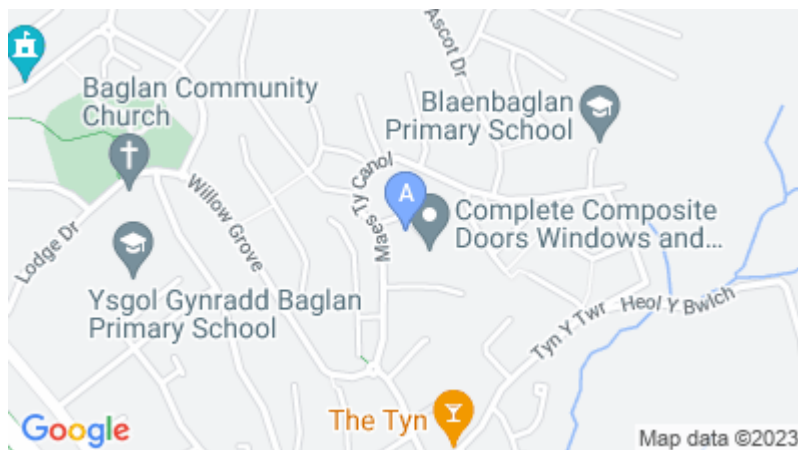
 PAYTON  
JEWELL  
CAINES

## Maes Ty Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8UP

Three bedroom semi-detached property in sought after location with spectacular views over Swansea bay. Early viewing is recommended for this well presented family home.

### Offers In Excess Of £200,000 - Freehold

- Three bedroom semi-detached house
- Large kitchen/diner
- Two reception rooms
- Downstairs w.c
- Off road parking
- Spectacular views over Swansea bay
- EPC D/ Council tax C



## DESCRIPTION

We are pleased to offer to the market this well presented three bedroom semi-detached house which is close to Blaenbaglan Primary School. Close to local shops amenities and transport links. Leading off bedroom three is a decked back veranda which enjoys spectacular views over Swansea bay and across to Devon and enjoys all day sunshine.

The property briefly comprises of two reception rooms, kitchen/diner, downstairs w.c, three bedrooms, upstairs bathroom, balcony and front and rear gardens.

Early viewing is recommend to appreciate this beautifully presented family home.

## ENTRANCE

Part glazed PVCu front door with glazed side panel into hallway. Emulsioned ceiling. Emulsioned walls. Solid dark wood flooring. Radiator with cover. Built in understair storage. Stairs to first floor accommodation. Doors leading off.

## RECEPTION 1 (11' 2" x 10' 10") or (3.40m x 3.30m)

Emulsioned ceiling. Coving. Emulsioned walls with one accent papered wall. Radiator. Solid dark wood flooring. Rear facing PVCu double glazed windows. Fitted Venetian blinds and curtain pole. Marble hearth and fire surround.

## RECEPTION 2 (14' 1" x 10' 2") or (4.30m x 3.10m)

Wallpapered ceiling. Coving. Emulsioned walls with feature wallpaper into the alcoves. Fitted carpet. Radiator. Front facing PVCu double glazed window with curtain pole.

## KITCHEN/DINER (21' 4" x 15' 9") or (6.50m x 4.80m)

'L' shaped kitchen/diner. Emulsioned ceiling with inset spotlights. Emulsioned walls with ceramic tiles splash back areas. Ceramic floor tiles. PVCu half glazed door leading to rear garden. PVCu double glazed side facing window. PVCu double glazed french doors leading to the front garden. Radiator. Room is fitted with a range of white wood floor and wall cupboards with complementary laminate worktops. Black melamine one and a half sink and drainer with chrome hot and cold mixer tap. Eight ring gas range double oven. Under counter space for two appliances and space for an upright fridge/freezer.

## W.C.

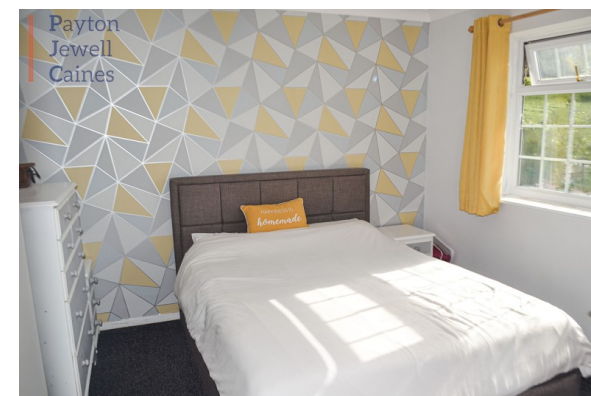
Emulsioned ceiling. Emulsioned and ceramic tiled walls. Vinyl flooring. Front facing PVCu frosted double glazed window. Room is fitted with a two piece white suite comprising pedestal wash hand basin with chrome hot and cold taps and w.c.

## LANDING

Stippled ceiling. Loft access hatch. Doors leading off.

## BEDROOM 1 (10' 10" x 10' 10") or (3.30m x 3.30m)

Emulsioned ceiling. Emulsioned walls with one accent wallpapered wall. Radiator. Fitted carpet. Front facing PVCu double glazed window with curtain pole.



## **BEDROOM 2 (10' 10" x 10' 2") or (3.30m x 3.10m)**

Emulsioned ceiling. Emulsioned walls with applique stenciled feature wall. Radiator. Fitted carpet. Rear facing PVCu double glazed window. Built in wardrobes.

## **BEDROOM 3 (10' 2" x 10' 2") or (3.10m x 3.10m)**

Emulsioned Ceiling. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind. PVCu part glazed door leading onto balcony. Storage space into the alcove which houses the gas fired combination boiler.

## **FAMILY BATHROOM (10' 2" x 4' 7") or (3.10m x 1.40m)**

Emulsioned ceiling. Ceramic wall tiles. Room fitted with a white suite comprising; low level w.c., pedestal wash hand basin with chrome hot and cold taps, bathtub with wall mounted shower and curtain. Upvc frosted double glazed window with fitted roller blind.

## **BALCONY AREA (21' 4" x 8' 10") or (6.50m x 2.70m)**

Bounded by fence on 3 sides. Decked wooden Floor.

## **FRONT GARDEN**

Bounded by block and brick wall/hedging. Wooden gate with concrete path leading to paved sun terrace. Front garden is laid mainly with lawn either side of path.


## **REAR GARDEN**

Low maintenance rear garden bounded by block and brick wall. Wrought iron gate leading to paved sun terrace. Wooden storage shed. Off road parking.

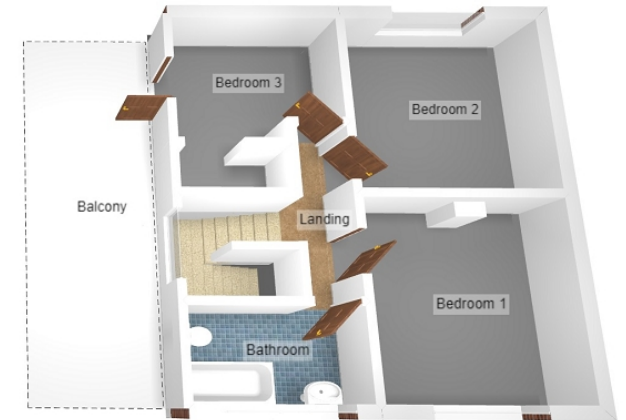


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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>		80
(55-68) <b>D</b>	65	
(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.



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