

Payton  
Jewell  
Caines



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

£184,950



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

Three bedroom semi-detached house situated within the highly regarded residential area of Baglan. The property is in an elevated position boasting spectacular views over surrounding area and the bay towards Mumbles point. Baglan is well served with local schools, shops with good road access to the M4 corridor and Port Talbot town centre.

£184,950 - Freehold

- Three bedroom semi-detached house
- Views of surrounding area and coast
- Front and rear gardens
- Conservatory
- Single garage
- Council tax C / EPC C



## DESCRIPTION

Three bedroom semi-detached house situated within the highly regarded residential area of Baglan. The property is in an elevated position boasting spectacular views over surrounding area and coastal views towards Mumbles point.

Baglan is well served with local schools, shops. There is good road access to the M4 corridor and Port Talbot town centre.

Accommodation comprises of entrance hall, downstairs w.c, fitted kitchen, lounge/dining room, conservatory, 3 bedrooms, family bathroom with four piece suite, enclosed front and rear garden and a single garage.

## ENTRANCE

Access via a PVCu part panelled part frosted double glazed door with matching side screen. Skimmed and coved ceiling with inset ceiling lights. Emulsioned walls. Radiator. Fitted carpet. Staircase to first floor accommodation. Understair storage.

## W.C. (5' 5" x 5' 1") or (1.65m x 1.55m)

Respatex ceiling with inset ceiling light. Fully tiled walls. Fitted carpet. Towel radiator. PVCu frosted double glazed windows to front of property. Hand basin set within vanity unit and w.c.. Mirrored double fronted cupboard above.

## RECEPTION (21' 4" x 10' 11") or (6.50m x 3.34m)

Archway into open plan living room. Skimmed ceiling with coving and inset ceiling lights. Wallpapered walls. Fitted carpet. Two sets of radiators. PVCu double glazed window to front of property with fitted Venetian blinds. Patio double glazed sliding doors with tinted glass leading into conservatory.

## CONSERVATORY (10' 8" x 6' 10") or (3.24m x 2.09m)

Respatex panelling roof. PVCu double glazed units set on low wall. Radiator. Laminate flooring. Part panel, part frosted double glazed door leading to the front. In an elevated position with spectacular views over surrounding coastal and Baglan area.

## KITCHEN (10' 1" x 10' 0") or (3.07m x 3.04m)

Skimmed and coved ceiling with inset ceiling lights. Fully tiled walls. Refurbished kitchen with a range of wall and base units. Complementary work surfaces. One and a half bowl acrylic sink unit with single drainer and mixer tap. Built in electric oven. Electric hob and extractor hood. Plumbing for automatic washing machine and dishwasher. Low level space for undercounter fridge/freezer. Vinyl floor covering. Plinth heater. PVC part panel and part frosted double glazed door to the side elevation. PVCu double glazed window to rear of property boasting spectacular views.

## LANDING

Split level dog leg staircase. Skimmed and coved ceiling. Skimmed and coved ceiling with inset ceiling lights. Emulsioned walls. Fitted carpet. PVCu double glazed window to side elevation with fitted venetian blinds. Spindle balustrade. Downlight over staircase. Access to attic. Doors leading off.



## BATHROOM (10' 0" x 4' 9") or (3.05m x 1.44m)

Respatex ceiling with inset ceiling light. Fully tiled walls. Vinyl non-slip flooring. Four piece suite in white comprising panel bath. low level w.c. Pedestal wash hand basin. Shower cubicle with mains fed shower. Upright towel rail heater. PVCu frosted double glazed window to front of property.

## BEDROOM 1 (11' 0" x 10' 11") or (3.35m x 3.32m)

Skimmed ceiling and coved with inset ceiling lights. Papered walls. Fitter carpet. Radiator. PVCu double glazed window to front of property with fitted Venetian blinds.

## BEDROOM 2 (10' 11" x 10' 2") or (3.34m x 3.09m)

Skimmed ceiling with coving and inset ceiling lights. Papered walls. Fitted carpet. Radiator. PVCu double glazed windows to rear of property with fitted Venetian blinds. Spectacular views of surrounding area.

## BEDROOM 3 (10' 0" x 10' 0") or (3.06m x 3.05m)

Skimmed ceiling with coving and inset ceiling lights. Papered walls. Fitted carpet. Radiator. Wall mounted condensing system boiler with built in airing cupboard housing water cylinder. PVCu double glazed window facing rear of property with fitted Venetian blinds.

## FRONT GARDEN

Enclosed and bounded by wall. Low maintenance garden with terrace and stone gravel. Paved patio area. Steps and handrail leading to pedestrian gate.

## SIDE ACCESS

Brick built storage shed with power installed.

## REAR GARDEN


Handrail and steps to a low maintenance terraced garden with paved patio area. Single detached garage with access via an electric roller door.

## NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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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