

Payton  
Jewell  
Caines



Newlands, Baglan, Port Talbot, Neath Port  
Talbot. SA12 8NP

£229,950

**PJC** PAYTON  
JEWELL  
CAINES

# Newlands, Baglan, Port Talbot, Neath Port Talbot. SA12 8NP

We are pleased to present to the market this two bedroom detached bungalow located in the popular area of Baglan. Property benefits from OFF ROAD PARKING and can be offered with NO ONGOING CHAIN. Early viewing recommended.

£229,950 - Freehold

- Two bedroom detached bungalow
- Good size lounge
- Solid wood fitted kitchen
- Off road parking/Single garage
- NO ONGOING CHAIN
- Council tax D/EPC D



## DESCRIPTION

We are pleased to present to the market this two bedroom detached bungalow located in the popular area of Baglan. Close to local shops, schools and amenities with good transport links to the M4 corridor and Port Talbot town centre. Property benefits from OFF ROAD PARKING and can be offered with NO ONGOING CHAIN.

Property briefly consists of reception room, kitchen, shower room and two bedrooms.

Externally there is rear, side and front gardens with off road parking and single garage.

## ENTRANCE

Access via PVCu frosted fully double glazed door with matching side screen into entrance porch way. Papered ceiling. Part tiled walls, one wall emulsioned. Tiled flooring. PVCu frosted fully glazed door and side screen into entrance hall.

## ENTRANCE HALL

Artex ceiling with coving. Emulsioned walls. Radiator. Laminate flooring. Doors leading off. PVCu frosted double glazed patio doors to rear garden. Door to airing cupboard housing the combination boiler and shelving. Cupboard with storage and radiator. Door into inner passage

## RECEPTION 1 (17' 11" x 16' 6") or (5.47m x 5.02m)

Artex ceiling with coving. Emulsioned walls. Fitted carpet. Two radiators. Focal point to the room is the resin fire surrounds, marble hearth and back plate with inset living flame gas fire. Two PVCu double glazed window to front of property. Door into inner hallway.

## KITCHEN (11' 1" x 9' 6") or (3.38m x 2.89m)

Artex ceiling with coving. Emulsioned walls. Range of solid wood handcrafted wall and base units with complimentary work surfaces. Tiles to splashback areas. Electric hob and oven. Acrylic single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Space for fridge/Freezer. Radiator. PVCu double glazed window to rear of property.

## INNER HALLWAY

Artex ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Doors leading off.

## SHOWER ROOM (6' 6" x 5' 7") or (1.99m x 1.70m)

Artex ceiling with coving. Fully tiled walls. Floor tiles. Three piece suite in white comprising of low level WC, pedestal wash hand basin, shower cubical with mains fed shower. Radiator. PVCu frosted double glazed window to side of property.

## BEDROOM 1 (12' 8" x 11' 1") or (3.86m x 3.37m)

Artex ceiling with coving. Emulsioned walls. Fitted carpet. Two radiators. Two PVCu double glazed windows, one to side of property and one to rear.

## BEDROOM 2 (12' 8" x 9' 5") or (3.85m x 2.88m)

\*Measurement at widest point\* Artex ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.



## INNER PASSAGE

Polystyrene tiled ceiling. Emulsioned walls. Fitted carpet. PVCu frosted double glazed door to rear garden. Radiator. Integral door leading into garage.

## GARAGE

Single garage with up and over doors. Window to side of property. Electric consumer board.

## REAR GARDEN

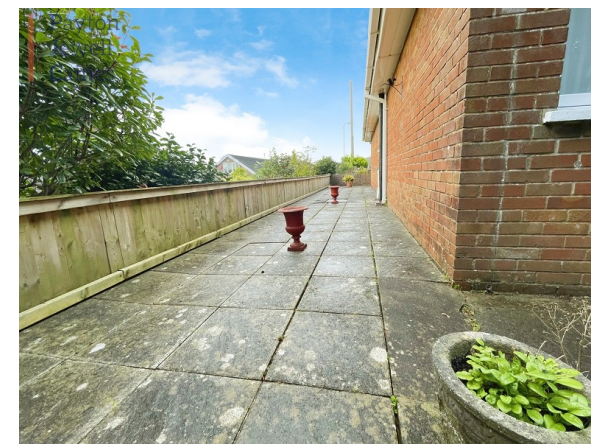
Enclosed and bounded on three sides by wall. Paved patio area with raised flower beds. Footpath and paved areas leading to side.

## SIDE GARDEN

Generous sized garden to one side enclosed and bounded by wall. Paved patio area. Laid to lawn. Footpath leading to front garden.


## FRONT GARDEN

Enclosed and bounded by wall and decorative fencing. Laid to lawn area. Mature shrubs. Flower borders. Off road parking for vehicle. Footpath to perimeter of bungalow.



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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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