

Payton
Jewell
Caines



Pentyla Baglan Road, Baglan, Port Talbot,
Neath Port Talbot. SA12 8DS

£210,000

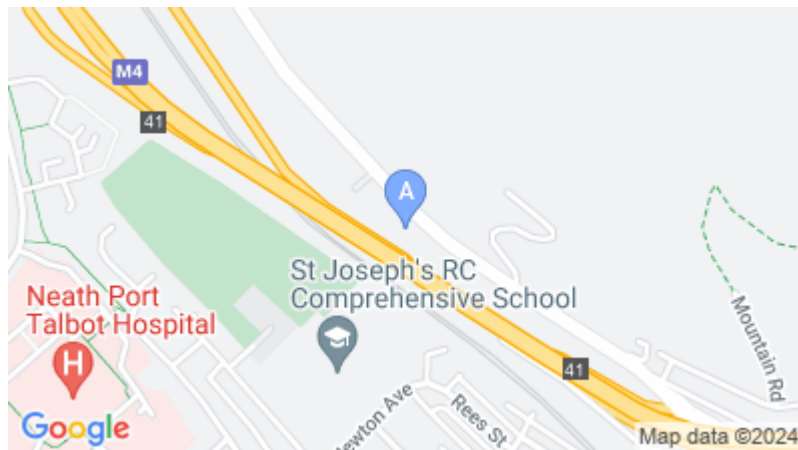


Pentyla Baglan Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DS

Welcoming to the market this spacious four bedroom semi-detached house which would make an ideal home for any growing family. This property benefits from a large garden and off road parking and has NO ONGOING CHAIN. Early viewing is recommended to appreciate this spacious family home.

£210,000 - Freehold

- Four bedroom semi-detached house
- Two reception rooms
- Downstairs W.C.
- Off road parking
- NO ONGOING CHAIN
- Council tax C/EPC -



DESCRIPTION

Welcoming to the market this spacious four bedroom semi-detached house which would make an ideal home for any growing family. Located close to local shops, St Joseph's Junior School, St Joseph's R C Comprehensive School and amenities with good transport links to the M4 corridor and walking distance to Port Talbot town centre. This property benefits from a large garden and off road parking and has NO ONGOING CHAIN. Early viewing is recommended to appreciate this spacious family home.

The property briefly comprises to the ground floor there is an entrance hall, two reception rooms, downstairs W.C. and a kitchen/breakfast room. To the first floor there are four bedrooms and a family bathroom.

Externally there is both a front garden with hard standing for parking and a large rear garden.

ENTRANCE

Access via PVCu part panelled part frosted double glazed door into entrance hall. Skimmed ceiling and coving. Emulsioned walls. Radiator. Tiled flooring. PVCu frosted double glazed window to front of property. Staircase with spindle balustrade leading to first floor accommodation. All doors leading off.

W.C.

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Tiled flooring. Room is fitted with a two piece suite comprising of low level WC and wall mounted hand basin with tiled splash back area.

RECEPTION 1 (15' 9" x 12' 0") or (4.81m x 3.66m)

Skimmed ceiling with coving. Emulsioned walls with picture rail. Radiator. Wood effect laminate flooring. Front facing PVCu double glazed window set within bay.

RECEPTION 2 (16' 6" x 11' 11") or (5.03m x 3.63m)

Skimmed ceiling with coving. Emulsioned walls with picture rail. Radiator. Laminate flooring. Focal point to the room is the wooden fire surrounds and slate open plan fire. Radiator. PVCu double glazed window set within bay to rear of property.

KITCHEN/BREAKFAST ROOM (16' 3" x 10' 3") or (4.96m x 3.12m)

Measurements at widest points Skimmed ceiling with coving and inset ceiling lights. Emulsioned walls with tiled splash back areas. Radiator. Tiled flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. One and half bowl stainless steel sink unit with hot and cold mixer tap. Range cooker with extractor hood. Plumbing for automatic washing machine. Low level spaces for appliances. Two PVCu double glazed windows one to rear and one to side of property. PVCu door to side of property.

LANDING

Skimmed ceiling with coving. Emulsioned walls with wall light facilities. PVCu frosted double glazed window to side of property. Doors leading off.



FAMILY BATHROOM (10' 6" x 7' 10") or (3.19m x 2.39m)

Measurements at widest point Tongue and groove to ceiling with inset ceiling lights. Tiled walls. Chrome towel rail heater. Tiled flooring. Room is fitted with a four piece suite comprising tiled panelled Jacuzzi bath with telephone style mixer shower tap, shower cubicle with mains fed shower, hand basin set within vanity unit and low level W.C. PVCu frosted tilt and turn window to front of property.

BEDROOM 1 (15' 7" x 11' 9") or (4.75m x 3.57m)

Skimmed ceiling with coving. Emulsioned walls. Radiator. PVCu double glazed window set within bay to the rear of the property.

BEDROOM 2 (14' 3" x 11' 9") or (4.35m x 3.59m)

Skimmed ceiling with coving. Emulsioned walls. Radiator. PVCu double glazed window set within bay to front of property. Double doors leading to a dressing room with secondary access from landing.

BEDROOM 3 (10' 6" x 9' 10") or (3.21m x 2.99m)

Skimmed ceiling and coving. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed windows to rear of property.

BEDROOM 4 (7' 0" x 6' 0") or (2.13m x 1.83m)

(Dressing room/study) Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu frosted double glazed window to side of property.

REAR GARDEN

Rear garden is enclosed and bounded by wood panelled fencing and part wall. Laid mainly to lawn with decked patio area. Garden in need of some attention.

FRONT GARDEN


Front garden is bounded by wall. Low maintenance garden laid with stone gravel. Hard standing for parking. Side pathway leading to rear garden.

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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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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