

Payton
Jewell
Caines



Old Road, Baglan, Port Talbot, Neath Port
Talbot. SA12 8LL

£199,950

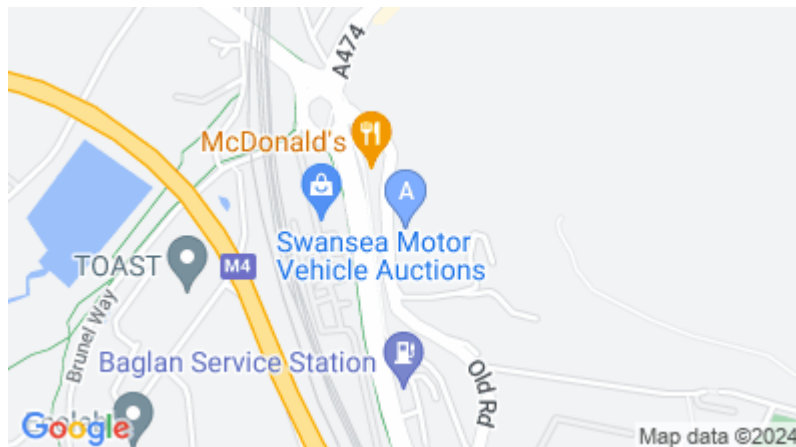
PJC PAYTON
JEWELL
CAINES

Old Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8LL

With spectacular views overlooking the surrounding area, this beautifully presented three bedroom traditional build semi-detached house would be ideal for any growing families. Early viewing is highly recommended.

£199,950 - Freehold

- Three bedroom semi-detached house
- Upstairs family bathroom
- Tiered front and rear gardens
- Spectacular views over surrounding area
- NO ONGOING CHAIN
- EPC D/ Council Tax B



DESCRIPTION

Early viewing is essential to fully appreciate the spectacular views offered by the elevated position of this three bedroom traditional build semi-detached house. This beautifully presented property benefits from good access to local shops and Ty Plant Community Nursery making it ideal for growing families. With permit parking to the front street and close proximity to local public transport, you will easily be able to access Port Talbot town centre with all amenities included. Property is offered with NO ONGOING CHAIN.

Property briefly consist of lounge, kitchen and dining room, family bathroom and three bedrooms. Externally there are tiered front and rear gardens.

ENTRANCE

Access via PVCu double glazed front door with matching side screen into a welcoming entrance hall. Skimmed ceiling with coving. Papered walls with one side half papered and half tongue and groove. Tiled flooring. Original staircase with spindle balustrade and fitted carpet. Radiator. Open plan understair storage. PVCu frosted double glazed window to downstairs area. Doors leading off.

RECEPTION (14' 3" x 13' 1") or (4.35m x 3.99m)

Skimmed ceiling with coving and original ceiling rose. Papered and emulsioned walls. Laminate flooring. Radiator. Focal point to the room is the ornate cast iron fire surround and slate hearth. PVCu double glazed window set within bay boasting spectacular views over area.

KITCHEN/DINER (19' 1" max x 12' 0" max) or (5.82m max x 3.66m max)

Measurements at widest point

Dining area: Emulsioned ceiling with coving. Emulsioned walls. Recessed walls. Tiled flooring. Radiator. PVCu sliding patio doors to rear garden.

Kitchen: Emulsioned ceiling with coving. Emulsioned walls with tiles to splash back areas. Tiled flooring. Kitchen is fitted with a range of cream wall and base units with complimentary work surfaces. Black quartz single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Induction hob. Built in electric oven. Spaces for other appliances. Two PVCu double glazed windows to side and rear of property.

LANDING

Skimmed ceiling with coving and loft access hatch. Loft partly boarded. Papered walls. Original stained floorboards. Spindle balustrade. Feature to the landing is the ornate wood framed single glazed window. Doors leading off.

FAMILY BATHROOM (7' 3" x 5' 10") or (2.21m x 1.77m)

Skimmed ceiling with coving. Fully tiled walls with one wall emulsioned. Laminate flooring. Black heated towel rail. Room is fitted with a three piece white suite comprising of low level WC, hand basin set within vanity unit with tiled splash back area, double shower unit with shower screen and overhead rainfall shower with handheld shower. Built in shelving. PVCu frosted double glazed window to front of property.

BEDROOM 1 (14' 6" x 13' 2") or (4.42m x 4.01m)

Skimmed ceiling with coving. Papered and emulsioned walls. Laminate flooring. Radiator. PVCu double glazed bay window boasting spectacular views over surrounding area.



BEDROOM 2 (12' 0" max x 9' 6" max) or (3.65m max x 2.89m max)

Measurements including built in wardrobes

Skimmed ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Built in mirror door wardrobes to alcoves. PVCu double glazed tilt and turn window to rear of property.

BEDROOM 3 (9' 0" x 8' 6") or (2.74m x 2.58m)

Skimmed ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Cupboard housing the combination boiler. PVCu double glazed tilt and turn window to rear of property.

OUTSIDE

Front garden is elevated with landscaped tiers. Concrete footpath leading to front door. Abundance of flowers and shrubs. Outside lighting. Two individual lamps adjacent to steps.
Rear garden is enclosed and bounded mainly by wall and wood panel fencing. Elevated garden offering patio area ideal for garden furniture, lawn area and mature shrubs.


NOTES

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

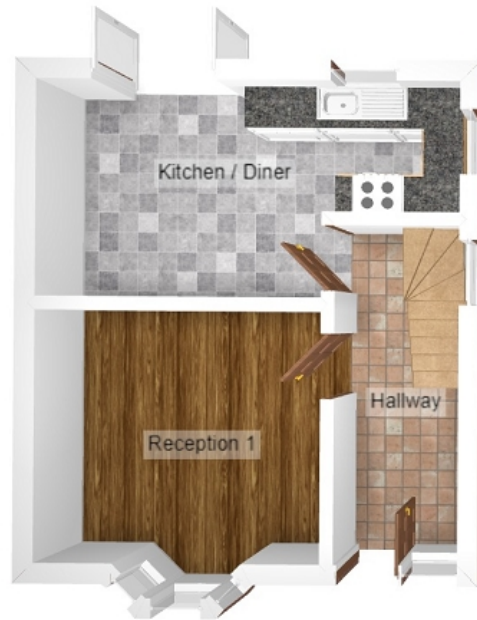


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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.



www.pjchomes.co.uk

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