

Payton
Jewell
Caines



Ascot Drive, Baglan, Port Talbot, Neath Port
Talbot. SA12 8YL

£425,000



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Payton Jewell Caines is pleased to present this beautiful extended five bedroom detached family home, in a desirable area of Baglan. This property benefits from spectacular views overlooking Swansea Bay and the woodland area behind the rear garden. Early viewing is highly recommended to fully appreciate this impressive house.

£425,000 - Freehold

- Five bedroom detached house
- Three reception rooms
- Two en-suites, family bathroom and downstairs WC
- Off road parking
- Spectacular views overlooking bay & woodland
- EPC -/Council tax E



DESCRIPTION

Payton Jewell Caines is pleased to present this beautiful extended five bedroom detached family home, in the popular area of Baglan. Close proximity to local shops, Blaenbaglan Primary School, Ysgol Gynradd Baglan Primary School and good access to Port Talbot town centre with all amenities included. This property benefits from spectacular views overlooking Swansea Bay and the woodland area behind the landscaped rear garden. All the external windows and doors have been replaced recently. Early viewing is highly recommended to fully appreciate this impressive house.

Property briefly consists of three reception rooms, kitchen, downstairs WC, family bathroom and five bedrooms, two with en-suites. Externally there are front and rear gardens with off road parking, three wooden storage sheds and summer house.

ENTRANCE

Access via PVCu double glazed front door leading into hallway. Emulsioned ceiling with coving and two pendant light fittings. Emulsioned walls. Radiator. Wood effect laminate flooring. Built in storage cupboard with pendant light fitting. Doors leading off.

LOUNGE (14' 2" x 11' 3") or (4.33m x 3.42m)

Emulsioned ceiling with coving and pendant light fitting. Emulsioned walls with one wallpapered accent wall and two wall lights. Continuation of laminate flooring. Radiator. Illuminated glass shelves in recessed areas. Marble hearth and fire surround with inset electric fire. Opening through leading into:

DINING ROOM/SITTING ROOM (20' 1" x 10' 2") or (6.13m x 3.10m)

Emulsioned ceiling with inset spotlights and two large double glazed Vista panes. Emulsioned walls with wallpapered accent wall. Continuation of laminate flooring. Radiator. Two wall mounted electric heaters. Bi-fold aluminium doors leading to the rear garden with fitted vertical blinds. Dual aspect PVCu triple glazed windows with fitted vertical blinds, one side facing and one rear facing. Opening leading to:

KITCHEN (19' 0" x 9' 6") or (5.79m x 2.90m)

Emulsioned ceiling with inset spotlights. Emulsioned walls with ceramic tiles to splash back areas. Continuation of laminate flooring. Radiator. Room is fitted with a range of ivory shaker style floor and wall cupboards with white quartz worktops. Inset one and half sink and drainer with chrome hot and cold mixer tap. Black enamel four ring induction hob with overhead stainless steel extractor hood. Built in high level electric oven and separate grill. Undercounter space for two appliances. Integrated fridge/freezer. PVCu double glazed door leading to the rear garden with fitted roller blind.

LIVING ROOM (15' 5" x 8' 10") or (4.71m x 2.68m)

Emulsioned ceiling with coving and pendant light fitting. Emulsioned walls with two wall lights. Continuation of wood effect laminate flooring. Two radiators. Built in understair storage cupboard. Front facing PVCu double glazed bay window with curtain pole.

BEDROOM 5 (11' 6" x 7' 11") or (3.50m x 2.42m)

Emulsioned ceiling with coving and flush light fitting. Emulsioned walls. Continuation of laminate flooring. Radiator. Front facing PVCu double glazed window with fitted net curtains and curtain pole. Door leading into:



EN SUITE (5' 10" x 4' 7") or (1.78m x 1.39m)

Emulsioned ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Vinyl flooring. Chrome wall mounted heated towel rail. Built in storage cupboard housing the Worcester condenser boiler. Room is fitted with a two piece white suite comprising wash hand basin set within vanity unit with chrome hot and cold mixer tap, walk in shower with white shower tray, wall mounted shower and curtain.

W.C. (6' 7" x 4' 0") or (2.0m x 1.21m)

Emulsioned ceiling with pendant light fitting. Floor to ceiling ceramic floor tiles. Vinyl floor covering. Wall mounted chrome heated towel rail. Room is fitted with a two piece white suite comprising WC, wash hand basin set within vanity unit with chrome hot and cold mixer tap. Side facing frosted PVCu double glazed window with fitted roller blind.

LANDING

Emulsioned ceiling with pendant light fitting and loft access hatch. Loft is partly boarded with lighting and drop down ladder. Emulsioned walls. Fitted carpet. Built in airing cupboard with shelving housing the hot water tank. Side facing PVCu double glazed window with curtain pole. Doors leading off.

BEDROOM 1 (14' 2" max x 13' 9") or (4.31m max x 4.20m)

Measurements to widest point

Emulsioned ceiling with pendant light fitting. Emulsioned walls with two papered accent walls. Fitted carpet. Radiator. Fitted four door wardrobe. Rear facing PVCu double glazed window with curtain pole offering spectacular views overlooking Swansea bay. Door leading into:

EN SUITE (9' 0" x 4' 2") or (2.75m x 1.26m)

Emulsioned ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Vinyl fitted flooring. Chrome heated towel rail. Room is fitted with a three piece white suite comprising low level WC, wash hand basin set within vanity unit with chrome hot and cold mixer tap, walk in shower with white shower tray, chrome wall mounted rainfall head shower and shower curtain. Side facing frosted PVCu double glazed window with fitted roller blind.

BEDROOM 2 (16' 4" max x 11' 2" max) or (4.97m max x 3.41m max)

Measurements at widest point

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed bay window with curtain pole.

BEDROOM 3 (9' 9" x 9' 0") or (2.97m x 2.75m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Fitted carpet. Radiator. Two front facing PVCu double glazed windows with curtain poles and fitted roller blinds.

BEDROOM 4 (14' 2" x 7' 2") or (4.31m x 2.18m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls with one papered accent wall. Fitted carpet. Radiator. Built in storage cupboard. Rear facing PVCu double glazed window with fitted roller blind and curtain pole.



FAMILY BATHROOM (6' 7" x 6' 3") or (2.0m x 1.91m)

Emulsioned ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Vinyl flooring. Chrome heated towel rail. Room is fitted with a three piece white suite comprising low level WC, wash hand basin set within vanity unit with chrome hot and cold mixer tap, 'P' shaped bath with chrome hot and cold mixer tap, wall mounted shower head attachment and glass shower screen. Side facing PVCu frosted double glazed window with fitted roller blind.

OUTSIDE

Front garden is laid to tarmac offering off road parking. Decorative gravel bed with attractive rockery. Paved pathway to front door. Side access gate.

Rear garden is enclosed and bounded on three sides by wooden fence which backs onto woodland. Two wooden storage sheds to the side of property. Paved pathway leading to greenhouse. Landscaped rear garden with sun terrace, wooden pergola and pathway meandering down the garden. Beautifully planted with mature shrubs and trees. Outdoor plug sockets. Wooden storage shed with power and lighting and wooden summer house insulated with power and lighting. Ornamental pond. Sun terrace at the rear of the property offering spectacular views overlooking Swansea bay.


NOTE

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	83	
(69-80) C		75
(55-68) D		
(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.



Total Area: 154.5 m² ... 1662 ft²

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

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk