



Rowan Tree Avenue, Baglan, Port Talbot,
Neath Port Talbot. SA12 8EZ

Offers In Excess Of
£285,000

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Located in the popular area of Baglan is this detached four bedroom house that would make the ideal family home. Early viewing is highly recommended to fully appreciate this beautifully presented property.

Offers In Excess Of £285,000 - Freehold

- Four bedroom detached house
- Converted garage
- Family bathroom, downstairs WC and en-suite
- Front and rear garden
- Off road parking
- EPC C/Council tax E



DESCRIPTION

Located in the popular area of Baglan is this detached four bedroom house that would make the ideal family home. With good access to local shops, Ysgol Bae Baglan, Ysgol Gynradd Baglan Primary School, Ysgol Gymraeg Bro Dur, Blaenbaglan Primary School and links to Port Talbot town centre with all amenities included. Early viewing is highly recommended to fully appreciate this beautifully presented property.

Property briefly consist of two reception rooms with converted garage, kitchen, utility room, downstairs WC, upstairs family bathroom and four bedrooms with en-suite to master bedroom. Externally there are both front a rear gardens with off road parking for several vehicles.

ENTRANCE

Access via PVCu front door with decorative double glazed units into welcoming entrance hall. Skimmed ceiling. Emulsioned walls. Solid wood flooring. Radiator. Staircase to first floor accommodation with fitted carpet. Door leading into:

RECEPTION 1 (17' 1" x 13' 1") or (5.21m x 4.0m)

Skimmed ceiling. Emulsioned walls. Continuation of solid wood flooring. Two sets of radiators. Understair storage. PVCu double glazed window to front of property with fitted vertical blinds. Archway leading into:

RECEPTION 2 (11' 9" x 8' 3") or (3.57m x 2.52m)

Skimmed ceiling. Emulsioned walls. Continuation of solid wood flooring. Radiator. PVCu double glazed french doors leading to rear garden with vertical blinds. Door leading into:

KITCHEN (11' 9" x 10' 8") or (3.57m x 3.26m)

Emulsioned ceiling with spotlight fitting. Emulsioned walls and white splashback tiles. Quartz tiled flooring. Radiator. Refurbished to a high standard in white gloss wall and base units and complementary marble effect laminate work surfaces. Built in electric oven, four ring gas hob and overhead extractor hood. One and half bowl single drainer composite sink with mixer tap. Space for fridge/freezer. Matching breakfast bar area. PVCu double glazed window to rear of property with Venetian blinds. Two doors leading off.

UTILITY

Skimmed ceiling. Emulsioned walls with tiles to splash back areas. Continuation of tiled flooring. White gloss floor and wall cupboards with marble effect laminate worktop. Single drainer composite sink with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. PVCu double glazed window to side of property and part panelled part frosted PVCu double glazed door to rear garden. Door leading into:

W.C.

Skimmed ceiling. Emulsioned walls with tiles to splash back area. Continuation of tiled flooring. Radiator. Room is fitted with a two piece white suite comprising low level WC and pedestal wash hand basin with hot and cold taps. PVCu frosted double glazed window to side of property.

CONVERTED GARAGE (17' 1" x 7' 10") or (5.20m x 2.40m)

Skimmed ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Cupboard housing the Worcester combination boiler. PVCu double glazed window to front of property with fitted vertical blinds.



LANDING

Skimmed ceiling with loft access hatch. Emulsioned walls. Spindle balustrade. Fitted carpet. Door to cupboard with shelving. Doors leading off.

FAMILY BATHROOM (7' 4" x 6' 2") or (2.24m x 1.87m)

Skimmed ceiling. Emulsioned walls with tiles to splash back areas. Fitted carpet. Rooms is fitted with a three piece white suite comprising low level WC, hand basin set within vanity unit and panelled bath with mixer shower tap. PVCu frosted double glazed window to front of property.

BEDROOM 1 (12' 1" x 10' 11") or (3.68m x 3.34m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property with fitted vertical blinds.

EN-SUITE

Skimmed ceiling. Emulsioned walls with tiles to splash back area. Fitted carpet. Radiator. Room is fitted with three piece white suite comprising low level WC, wall mounted hand basin, shower cubicle and electric overhead shower. PVCu frosted double glazed window to side of property.

BEDROOM 2 (14' 11" x 7' 11") or (4.54m x 2.42m)

Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to front of property with fitted vertical blinds.

BEDROOM 3 (13' 7" x 8' 6") or (4.13m x 2.58m)

Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to rear of property with fitted vertical blinds.

BEDROOM 4 (10' 10" x 8' 1") or (3.31m x 2.46m)

Measurements including fitted wardrobes

Skimmed ceiling. Emulsioned walls. Radiator. Laminate flooring. Range of wall to wall wardrobes with three mirrored doors. PVCu double glazed window to front of property with fitted vertical blinds.

OUTSIDE

Front garden is open plan laid to stone gravel with brick pavioured area providing off road parking for several vehicles. Side gate access to rear garden.

Rear garden is enclosed and bounded by wood panel fencing. Low maintenance garden laid with stone paviours. Wood decking ideal for garden furniture. Outside tap.


NOTES

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

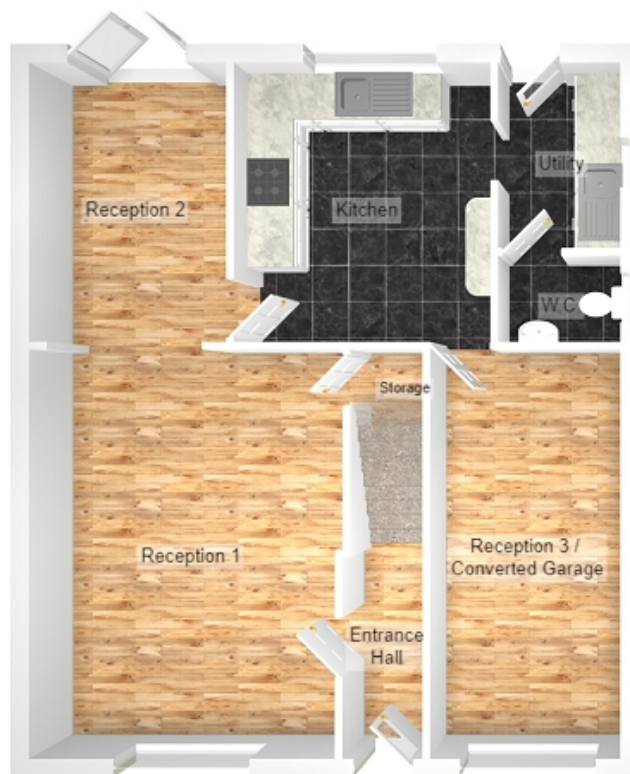


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	74	
(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.



GROUND FLOOR



FIRST FLOOR

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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