

Payton  
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Hilltop Close, Baglan, Port Talbot, Neath  
Port Talbot. SA12 8YH

£299,950

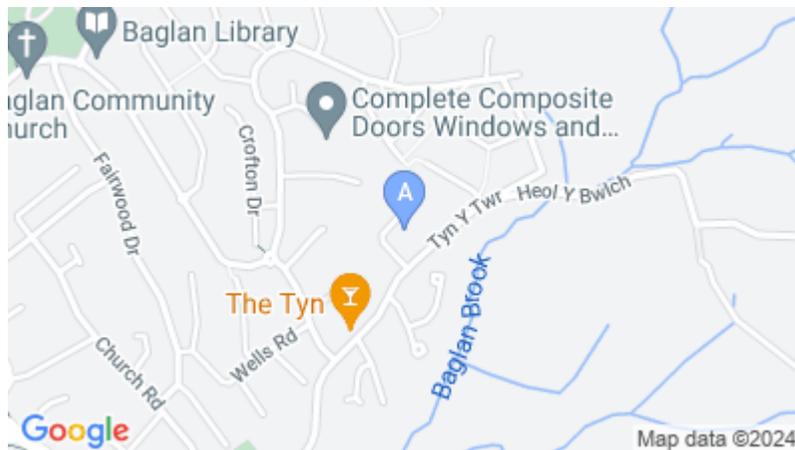
 PAYTON  
JEWELL  
CAINES

# Hilltop Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8YH

We are delighted to offer to the market this THREE BEDROOM TRADITIONAL BUILD DETACHED home situated in the heart of Baglan ideal for any growing families. Early viewing is highly recommended to fully appreciate this well presented family home.

£299,950 - Freehold

- Extended three bedroom detached home
- Two reception rooms
- Garage/utility room
- Large wrap around garden
- Driveway providing parking
- EPC D/Council Tax D



## DESCRIPTION

We are delighted to offer to the market this WELL PRESENTED THREE BEDROOM DETACHED home, situated in the heart of Baglan close to local shops, Ysgol Gynradd Baglan Primary School, Blaenbaglan Primary School and amenities. This property benefits from a wrap around garden giving ample outside space. There is parking to the front of the property with a driveway and a small paved covered area ideal for storage. Public transport is located a short walk away providing easy access to Port Talbot town centre. Early viewing is highly recommended.

Accommodation briefly comprises to the ground floor hallway, two reception rooms, kitchen/diner and W.C. To the first floor three bedrooms and family bathroom. To the out side a wrap around garden, driveway and garage.

## ENTRANCE

Access via part double glazed PVCu front door with double glazed frosted side panel leading into hallway.

## HALLWAY

Papered ceiling. Papered walls. Radiator. Stairs to first floor with built in under stair storage cupboard. Wood effect laminate flooring. All doors leading off.

## RECEPTION 1 (14' 10" x 10' 10") or (4.52m x 3.29m)

Emulsioned ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Marble hearth and fire surround with gas fire. Wood effect laminate flooring. Double bi-fold doors leading to:

## RECEPTION 2 (17' 0" x 11' 10") or (5.17m x 3.61m)

Papered ceiling. Emulsioned walls with dado rail and papered below. Side facing PVCu double glazed bay window. Radiator. Marble hearth with wooden fire surround and inset electric fire. Fitted carpet. Door leading to:

## KITCHEN/DINER (17' 4" x 9' 10") or (5.29m x 3.0m)

Artex ceiling. Two flush light fittings. Emulsioned walls with ceramic tiles to splash back areas. Rear facing PVCu double glazed window. The room is fitted with a range of cream Shaker style floor and wall cupboards and complementary wood effect laminate work tops. One and half stainless steel sink and drainer with mixer taps. Built-in four ring gas hob. Overhead stainless steel and glass extractor hood. High rise built-in electric oven. Built in microwave. Integrated dishwasher. Integrated fridge freezer. Radiator. Ceramic floor tiles. Part double glazed PVCu door leading to rear garden.

## W.C. (5' 8" x 2' 6") or (1.72m x 0.77m)

Stippled ceiling. Floor to ceiling ceramic wall tiles. Front facing PVCu frosted double glazed window. Room is fitted with a two piece suite comprising low level W.C., and pedestal wash hand basin. Wood effect laminate flooring.

## LANDING

Papered ceiling. Loft access hatch. Flush light fitting. Papered walls. Side facing PVCu frosted double glazed window. Fitted carpet. All doors leading off.



### **BEDROOM 1 (13' 1" x 10' 6") or (4.0m x 3.19m)**

Stippled ceiling. Papered walls. Front facing PVCu double glazed window. Radiator. Room has been fitted with a range of light wood effect melamine fitted bedroom furniture comprising wardrobe storage, drawers, side tables and head board. Fitted carpet.

### **BEDROOM 2 (13' 1" x 8' 8") or (4.00m x 2.64m)**

Stippled ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

### **BEDROOM 3 (8' 10" x 7' 10") or (2.70m x 2.40m)**

Stippled ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

### **FAMILY BATHROOM (9' 0" x 5' 11") or (2.74m x 1.80m)**

PVCu clad ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Front facing PVCu double glazed window. Room is fitted with cream three piece suite comprising W.C., pedestal wash hand basin and bath tub with wall mounted shower and bi-fold shower doors. Chrome wall mounted heated towel rail. Cupboard housing the gas fired combination boiler. Laminate floor tiles.

### **OUTSIDE**

The front garden is bounded on three sides by brick wall. Laid to lawn with concrete driveway leading to paved area and single garage with traditional up and over doors. Electric car charging point on front driveway. The rear garden is bounded on three sides by brick and block walls and wood fences. Landscaped over two levels. First level provides a paved sun terrace and graveled area and raised central flower bed. Concrete path leading to rear of garage which has been converted to utility room with power and light. Wooden gate leading to front of house. Concrete steps leading to second level of garden. Paved area with wooden storage shed. Wooden gate leading to side garden. Laid mainly to lawn with planted bed and concrete path to side of the house.

### **NOTES**

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

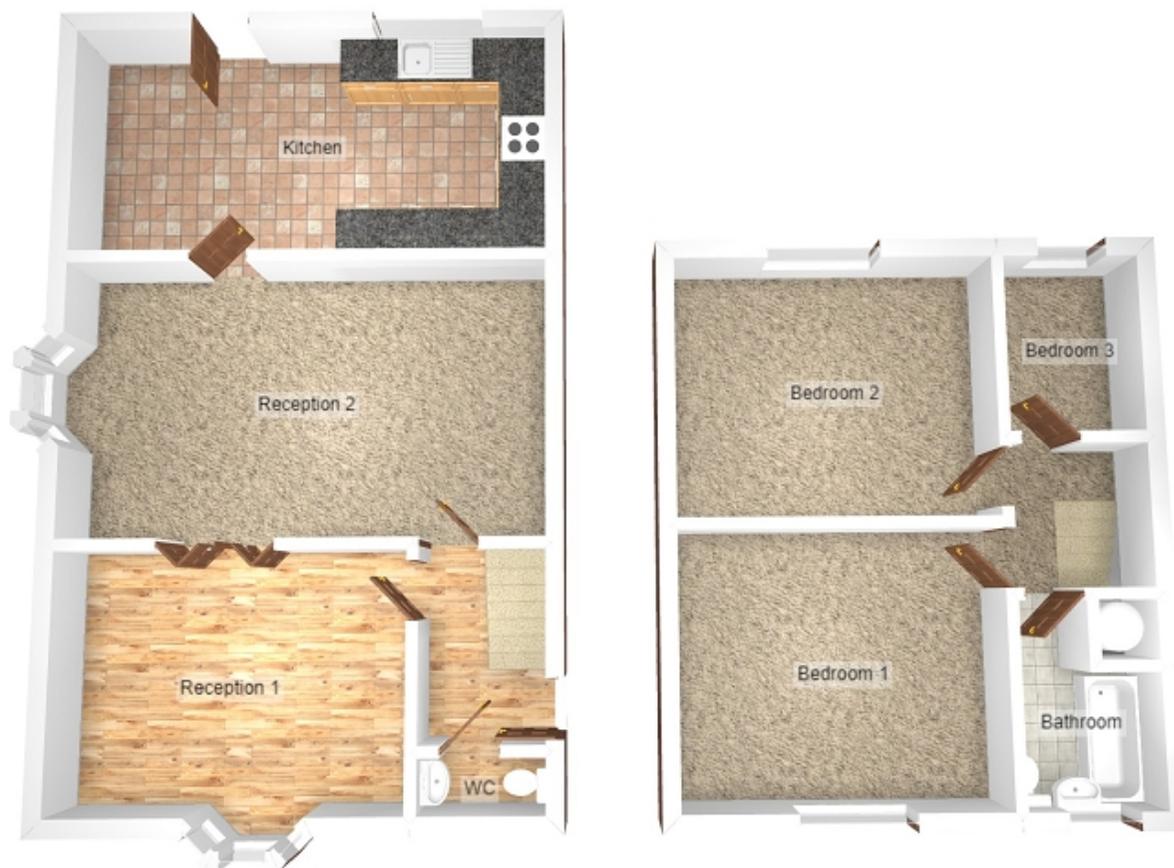


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	63	
(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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