

Payton
Jewell
Caines



Pentwyn Drive, Baglan, Port Talbot, Neath
Port Talbot. SA12 8EF

£210,000

PJC PAYTON
JEWELL
CAINES

Pentwyn Drive, Baglan, Port Talbot, Neath Port Talbot. SA12 8EF

Located in the popular area of Baglan is this THREE BEDROOM SEMI DETACHED HOUSE would make the ideal family home. Close to local shops, amenities and transport links. Early viewing is highly recommended.

£210,000 - Freehold

- Three bedroom semi detached home
- Downstairs cloakroom
- Living/dining room
- Conservatory
- Single detached garage
- EPC C/ Council Tax C



DESCRIPTION

Located in the popular area of Baglan is this three bedroom semi detached house would make the ideal family home. Close to local schools, shops, amenities and transport links.

Accommodation briefly comprises to ground floor entrance hall, cloakroom W.C., reception room, conservatory and kitchen. To the first floor three bedrooms and family bathroom. To the outside front and rear garden. Driveway and single detached garage.

ENTRANCE HALL

Access via PVCu part panelled part decorative double glazed front door. Frosted double glazed side screen. Skimmed ceiling. Emulsioned walls. Radiator. Staircase to first floor. Sliding louvre doors to storage cupboard housing Worcester combi boiler. Fitted carpet.

DOWNSTAIRS CLOAKROOM

Skimmed ceiling. Emulsioned walls. PVCu frosted double glazed window to side of property. Two piece suite in white comprising wall mounted hand basin with tiled splash back area and low level W.C. Radiator. Under stair storage cupboard. Tiled flooring.

LIVING/DINING ROOM (20' 4" x 11' 11") or (6.20m x 3.62m)

Papered ceiling. Coving. Three feature papered walls with one emulsioned wall. PVCu double glazed sliding patio doors to front of property. Radiator. Laminate flooring. PVCu double glazed sliding patio doors leading to:

CONSERVATORY (9' 9" x 7' 5") or (2.98m x 2.26m)

Poly carbonate roof. PVCu double glazed units and french doors to rear garden. Wall lights. Thermostat controlled electric heater. Laminate tiled effect flooring.

KITCHEN (10' 9" x 7' 9") or (3.27m x 2.35m)

Skimmed ceiling. Emulsioned walls with tiled splash back areas. PVCu double glazed window to rear of property. A range of wall and base units and complementary work surfaces. Built in electric oven, four ring gas hob and extractor hood. Single drainer sink unit with mixer tap. Integrated appliances. Integrated fridge/freezer. Laminate effect flooring.

LANDING

Skimmed ceiling. Access into attic via pull down ladder. Emulsioned walls. Fitted carpet. All doors leading off.

FAMILY BATHROOM (13' 11" max x 7' 8" max) or (4.25m max x 2.34m max)

Restapex ceiling and walls. PVCu frosted double glazed window to front of property. Four piece suite comprising low level W.C., hand basin set within vanity unit, panelled bath with centre taps and wet area with overhead shower. Extractor fan. Chrome towel rail heater. Radiator. Non slip flooring.

BEDROOM 1 (12' 1" x 11' 1") or (3.68m x 3.38m)

Skimmed ceiling. Emulsioned walls with one featured papered wall. PVCu double glazed window to front of property. Fitted two door floor to ceiling wardrobes. Radiator. Cupboard over stair case. Fitted carpet.



BEDROOM 2 (10' 4" x 9' 3") or (3.16m x 2.83m)

Skimmed ceiling. Papered walls. PVCu double glazed window to rear of property. Radiator. Fitted carpet.

BEDROOM 3 (10' 7" x 5' 10") or (3.23m x 1.79m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear of property. Radiator. Exposed floor boards.

FRONT GARDEN

Resin driveway leading to single detached garage. Traditional up and over door.

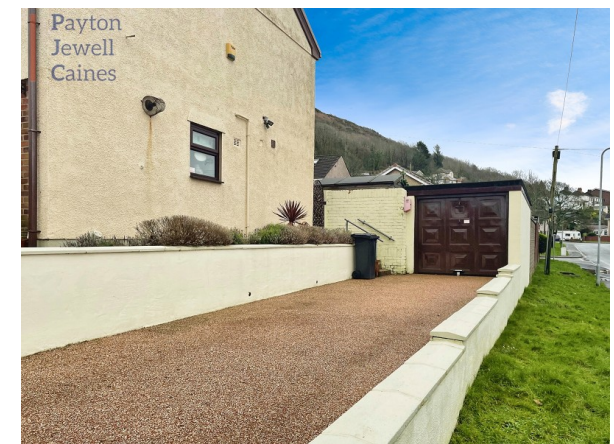
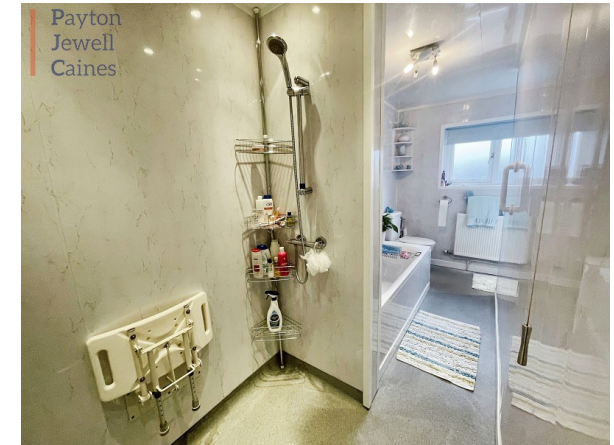
Front garden enclosed and bounded by wall. Laid to lawn area with shrub and flower borders. Footpath leading to front door.

REAR GARDEN

Enclosed and bounded by wood panelled fencing and wall. Paved patio area. Lawn and shrubs. Outside storage sheds. Pond. Green house. Side access.


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		84
(69-80) C	69	
(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.



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