

Payton
Jewell
Caines



Hawthorn Avenue, Baglan, Port Talbot,
Neath Port Talbot. SA12 8PH

Offers In Excess Of
£150,000

PJC PAYTON
JEWELL
CAINES

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We are pleased to present to the market this three bedroom semi-detached house located in the popular area of Baglan. The property benefits from being within walking distance to Baglan Park. Early viewing is recommended.

Offers In Excess Of £150,000 - Freehold

- Three double bedroom semi-detached house
- Upstairs family bathroom and downstairs WC
- Front and rear gardens
- Utility room
- EPC D/Council tax B



DESCRIPTION

We are pleased to present to the market this three bedroom semi-detached house located in the popular area of Baglan. The property benefits from being within walking distance to Baglan Park. Located close to local shops, Ysgol Gynradd Baglan Primary School, Blaenbaglan Primary School and local amenities. Early viewing is recommended.

Property briefly consists of a reception room, kitchen/diner, utility room, downstairs WC, three double bedrooms and family bathroom. Externally there are both front and rear gardens with parking to the street.

ENTRANCE

Access via part double glazed PVCu front door with side glazed panel leading into Hallway. Stippled ceiling. Emulsioned walls. Grey laminate flooring. Radiator. Stairs to first floor accommodation. Doors leading off.

RECEPTION (10' 2" x 9' 7") or (3.10m x 2.92m)

Wallpapered ceiling with pendant light fitting. Wall papered walls. Wood effect laminate flooring. Radiator. Front facing PVCu double glazed window with fitted Venetian blind.

KITCHEN/DINER (21' 8" max x 9' 6" max) or (6.60m max x 2.90m max)

Measurements at widest point

Emulsioned ceiling with pendant light fitting and track spotlight fitting. Emulsioned walls with ceramic tiles to splash back areas. Grey laminate flooring. Radiator. Kitchen area is fitted with a range of white melamine floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with hot and cold mixer tap. Four ring gas hob and electric double range oven. Undercounter space for washing machine. Space for upright fridge/freezer. Two side facing and one rear facing PVCu double glazed windows with fitted Venetian blinds. To dining area two PVCu double glazed french doors leading to the rear garden. with fitted Venetian blinds. Door leading into:

UTILITY (5' 9" x 7' 7") or (1.75m x 2.30m)

Stippled ceiling with track spotlight fitting. Emulsioned walls. Concrete flooring. Fitted floor cupboards with laminate worktop. Undercounter space for tumble dryer. PVCu part double glazed door leading to the rear garden. Door leading into:

W.C. (3' 11" x 2' 11") or (1.20m x 0.90m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Vinyl flooring. Radiator. Side facing frosted PVCu double glazed window. Room is fitted with a two piece white suite comprising WC and white wall mounted wash hand basin with chrome hot and cold taps.

LANDING

Stippled ceiling with pendant light fitting and loft access hatch. Wallpapered walls. Fitted carpet. Built in storage cupboard housing the gas fired combination boiler. Doors leading off.

BEDROOM 1 (13' 0" x 12' 5") or (3.95m x 3.78m)

Stippled ceiling with pendant light fitting. Emulsioned walls. Painted floorboards. Radiator. Two front facing PVCu double glazed windows with fitted vertical blinds.



BEDROOM 2 (12' 1" x 9' 3") or (3.68m x 2.81m)

Stippled ceiling with pendant light fitting. Wallpapered walls. Fitted carpet. Radiator. Built in wardrobes with three mirrored sliding doors. Rear facing PVCu double glazed window with fitted Venetian blinds.

BEDROOM 3 (8' 11" x 9' 3") or (2.72m x 2.83m)

Stippled ceiling with pendant light fitting. Wallpapered walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted Venetian blind.

FAMILY BATHROOM (8' 5" x 4' 9") or (2.56m x 1.46m)

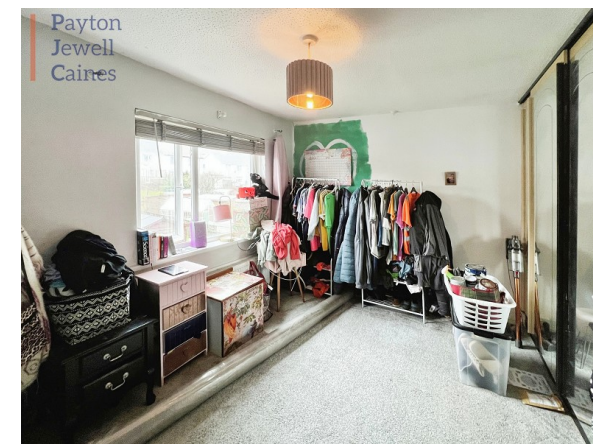
Stippled ceiling with flush light fitting. Emulsioned walls with ceramic tiles to splash back areas. Vinyl flooring. Radiator. Room is fitted with a three piece white suite comprising of WC, wall mounted wash hand basin with chrome hot and cold taps, walk in shower with electric wall mounted shower and chrome shower head, shower curtain and shower doors. Front facing frosted PVCu double glazed window.

OUTSIDE


Front garden is laid with decorative gravel and bounded on three sides by wire fence, brick wall and hedge.

Concrete path leading to front door and around the side of the property to the rear garden.

Rear garden is enclosed and bounded on three sides by block wall. Wooden decked area leading to lawn with concrete central path. Wooden storage shed. Side access gate.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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.



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