

Payton
Jewell
Caines



Brookway Close, Baglan, Port Talbot, Neath
Port Talbot. SA12 8EL

£189,950

PJC PAYTON
JEWELL
CAINES

Brookway Close, Baglan, Port Talbot, Neath Port Talbot. SA12 8EL

Early viewing is highly recommended to fully appreciate what this property has to offer. We are pleased to offer to the market this three bedroom semi-detached home situated within a desirable area of Baglan. Located close to local shops, Blaenbaglan Primary School, Ysgol Gynradd Baglan Primary School and excellent transport links to Port Talbot town centre and the M4 corridor. Ideal purchase for a FIRST TIME BUYER or FAMILY.

£189,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Enclosed front and rear gardens
- Desirable location
- Off road parking and single garage
- Council Tax C/EPC.



DESCRIPTION

We are pleased to offer to the market this three bedroom semi-detached family home located in a desirable area of Baglan and within close proximity to the Spar shop, Bakery, Finnegans chip shop, Bagle Brook Restaurant, Blaenbaglan Primary School, Ysgol Gynradd Baglan Primary School and excellent transport links to Port Talbot town centre and the M4 corridor. Offered with no ongoing chain.

Property briefly consists of hallway, two reception rooms, kitchen/diner, three bedrooms and family bathroom.

Externally there is parking to the front with a single detached garage and enclosed rear garden.

ENTRANCE

Accessed via PVCu part panelled and decorative frosted double glazed front door with matching side screen leading into:

WELCOMING ENTRANCE HALL

Artexed ceiling. Emulsioned walls. Radiator. Solid wood block flooring. Open plan understair storage area. Staircase to first floor with fitted carpet. Two doors leading off.

RECEPTION 1 (15' 6" x 11' 5") or (4.73m x 3.48m)

Artexed ceiling. Emulsioned walls. Radiator. Continuation of the solid wood block flooring. Focal point to the room is the wooden fire surround and onset electric fire. PVCu double glazed window to front of property with vertical blinds. Decorative frosted glazed double doors leading into:

RECEPTION 2 (9' 11" x 8' 6") or (3.02m x 2.59m)

Artexed ceiling. Emulsioned walls. Radiator. Solid wood block flooring. Decorative frosted double glazed doors leading into reception one and open into kitchen/dining room.

KITCHEN/DINER (21' 9" x 7' 5") or (6.63m x 2.26m)

Into the dining area at it widest point measures 4.35m

Kitchen has been refurbished to a high standard comprising a range of light grey wall and base units with complementary work surfaces and matching back plates. Glass splash back to the four ring electric hob and extractor hood. Split level electric oven. Built in microwave. Single drainer sink unit and mixertap. Plumbing in place for automatic washing machine. Space for fridge/freezer. Luxury vinyl flooring. Understair storage that acts as a pantry. PVCu frosted double glazed door to side of property. Continuation of base units into the kitchen/diner area with matching worktops and splashbacks. Continuation of flooring. Ample space for dining furniture. Radiator. PVCu double glazed window and french doors to rear of garden. Opening into reception two.

LANDING

Artexed ceiling. Loft access hatch. Emulsioned walls. Decorative PVCu double glazed unit to side of property. Door to airing cupboard housing the combination boiler. Fitted carpet. All doors leading off.



FAMILY BATHROOM (6' 6" x 5' 7") or (1.99m x 1.71m)

PVCu panelling to ceiling and walls. Radiator. Luxury vinyl flooring. Chrome towel rail heater. Refurbished bathroom in white comprising low level w.c. hand basin set within vanity unit, 'P' shaped bath with overhead rainfall shower, hand held shower and shower screen. PVCu frosted tilt and turn window to rear of property.

BEDROOM 1 (14' 2" x 10' 2") or (4.33m x 3.10m)

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet. Fitted wardrobes and chest of drawers to remain. PVCu double glazed window to front of property and vertical blind.

BEDROOM 2 (11' 1" x 9' 9") or (3.37m x 2.98m)

Artexed ceiling. Emulsioned walls. Radiator. Fitted carpet. A range of fitted double door wardrobe and bridging units over fitted desk. PVCu double glazed window to rear of property.

BEDROOM 3 (10' 0" x 7' 5") or (3.05m x 2.25m)

Artexed ceiling. Emulsioned walls. Radiator. Carpet tiled flooring. Cupboard over staircase. PVCu double glazed tilt and turn window to front of property.

OUTSIDE

The front is enclosed and bounded by wall with paved area for low maintenance and off road parking for several vehicles. Planted with mature shrub and tree borders. No boundary wall between attached neighbouring property. Driveway leading to Single detached garage. Footpath leading to rear garden.

The rear garden is enclosed and bounded by part wall and part fencing. Stone gravel. Patio area for low maintenance garden.

SINGLE DETACHED GARAGE

Accessed via up and over doors.


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		
(69-80) C		80
(55-68) D	66	
(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.



www.pjchomes.co.uk

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