

Payton  
Jewell  
Caines



Kier Hardie Road, Baglan, Port Talbot,  
Neath Port Talbot. SA12 8DH

£180,000

**PJC** PAYTON  
JEWELL  
CAINES

# Kier Hardie Road, Baglan, Port Talbot, Neath Port Talbot. SA12 8DH

EARLY VIEWING IS HIGHLY RECOMMENDED. Situated in the sought after area of Baglan, this three bedroom semi-detached house would be an ideal purchase for a FAMILY or FIRST TIME BUYER. Located close to local shops, schools and the M4 corridor.

## £180,000 - Freehold

- Three bedroom semi-detached house
- Refurbished kitchen and family bathroom
- Nicely presented throughout
- Enclosed front and rear gardens
- Off road parking
- Council Tax B/EPC E



## DESCRIPTION

We are pleased to welcome to the market this NICELY PRESENTED three bedroom semi-detached house situated in the sought after area of Baglan. Located close to local shops, Blaenbaglan Primary School, Ysgol Gynradd Baglan Primary School, amenities and excellent transport links to Port Talbot town centre and the M4 corridor.

Accommodation briefly consists of hallway, lounge, refurbished kitchen/diner, three bedrooms and refurbished family bathroom.

Externally there are front, side and rear gardens, offering off road parking for two vehicles.

## ENTRANCE

Access via PVCu part panelled part double glazed front door into:

## WELCOMING ENTRANCE HALL

Skimmed ceiling. Emulsioned walls. Radiator. Under stair storage. Staircase to first floor accommodation with fitted carpet. Laminate flooring.

## LOUNGE (15' 1" x 11' 3") or (4.61m x 3.43m)

Skimmed ceiling. Emulsioned walls with one wall featured wallpaper. Radiator. Laminate flooring. PVCu double glazed window to front of property with Venetian blinds.

## KITCHEN/DINER (21' 1" max x 9' 3") or (6.42m max x 2.83m)

Skimmed ceiling with coving. Two down lights. Emulsioned walls. Radiator. Continuation of laminate flooring. Kitchen is refurbished in a modern light grey high gloss wall and base units with complementary worksurfaces and matching upstands. Built in electric oven. Four ring electric hob and concealed extractor hood. Plumbing in place for washing machine. Space for fridge freezer. Grey acrylic single drainer sink unit and mixertap. Open plan to understairs area. PVCu double glazed window to side of property. Two PVCu double glazed windows and PVCu part panelled part frosted double glazed door to rear of property. Ample space for dining furniture. Unit acts as breakfast bar separating the kitchen and dining area.

## LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to side elevation boasting good views over surround area. All doors leading off.

## FAMILY BATHROOM (8' 10" x 6' 1") or (2.68m x 1.86m)

Skimmed ceiling. Emulsioned walls. Radiator. Laminate flooring. Tiled to bath area. Refurbished bathroom with a three piece suite in white comprising low level w.c. pedestal wash hand basin, panelled bath with mixer shower tap. PVCu frosted double glazed window to side and rear elevation.

## MASTER BEDROOM (12' 0" x 11' 4") or (3.67m x 3.45m)

Textured ceiling. Emulsioned walls. Recess walls. Radiator. Fitted carpet. PVCu double glazed windows to front of property with Venetian blinds.

Travelling from Station Road turn right at the traffic lights onto Heilbronn Way, go straight on at the roundabout, at the next roundabout take the first exit onto Pentyla, Baglan Road, slight left at A48 onto the M4, take the exit at Junction 41, at the roundabout take the 3rd exit onto Sunny Mount, turn left and continue along Glan Hafren. At the roundabout, take the 2nd exit onto Lodge Drive and left at Laurel Avenue, continue on Chestnut Road and Hawthorn Avenue and turn left into Keir Hardie Road where the property can be found.



## BEDROOM 2 (12' 0" x 9' 5") or (3.65m x 2.86m)

Skimmed ceiling. Emulsioned walls with picture rail. Radiator. Cupboard housing the combination boiler. Fitted carpet. PVCu double glazed window to rear of property.

## BEDROOM 3 (8' 11" x 8' 1") or (2.71m x 2.46m)

Textured ceiling. Loft access hatch. Textured walls. Radiator. Fitted carpet. PVCu double glazed windows to front of property with Venetian blinds.

## OUTSIDE

To the front the garden is enclosed and bounded by wall. Wrought iron gate giving access to footpath leading to the front door. Lawned areas. Footpath leading to the side garden.

Side garden is bounded by a hedge row. Steps leading to ample off road parking.

To the rear the garden is enclosed and bounded by wall. Stone gravel for low maintenance. Paved patio area. Three out buildings for storage one housing w.c.

## NOTE

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>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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