

Payton  
Jewell  
Caines



Crawford Road, Port Talbot, Neath Port  
Talbot. SA12 8ND

Offers In Excess Of  
£200,000

**PJC** PAYTON  
JEWELL  
CAINES

# Crawford Road, Port Talbot, Neath Port Talbot. SA12 8ND

We are pleased to present to the market this well presented four bedroom traditional build semi-detached house located in the popular Baglan area. Early viewing is highly recommended for this beautiful family home.

## Offers In Excess Of £200,000 - Freehold

- Four bedroom semi-detached house
- Two reception rooms
- Large rear garden
- Integral Garage
- Off road parking
- EPC -/Council Tax C



## DESCRIPTION

We are pleased to present to the market this well presented four bedroom traditional build semi-detached house located in the popular Baglan area. Close to local shops, Ysgol Gynradd Baglan Primary School, Blaenbaglan Primary School, amenities and transport links to Port Talbot town centre and the M4 corridor. Early viewing is highly recommended for this beautiful family home.

## ENTRANCE

Part double glazed composite front door with overhead glazed panel leading into hallway. Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. Stairs to first floor accommodation. Door leading into:

## LOUNGE (14' 4" max x 12' 4") or (4.37m max x 3.77m)

\*Measurement into the bay\*

Emulsioned ceiling. Emulsioned walls. Laminate flooring. Radiator. Granite hearth with wooden mantle and fire surround with inset gas fire. Built in understair storage cupboard. PVCu double glazed window set within bay to front of property with fitted vertical blinds. Door leading into:

## DINING ROOM (14' 4" x 9' 7") or (4.38m x 2.91m)

Emulsioned ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed french doors leading to the rear garden. Door leading into:

## KITCHEN (10' 4" x 9' 2") or (3.14m x 2.79m)

Emulsioned ceiling with inset spotlights. Emulsioned walls with ceramic tiles to splash back areas. Ceramic floor tiles. Kitchen is fitted with a range of cream floor and wall cupboards with complementary work tops. Inset white ceramic one and a half sink and drainer with mixer tap. Built in five ring gas hob with stainless steel overhead extractor hood. Built in high level electric oven. Integrated dishwasher. Space for side by side American style fridge/freezer. Door leading into:

## PANTRY

Emulsioned ceiling. Emulsioned walls. Continuation of ceramic floor tiles. Shelving. Door leading to garage. Door leading into:

## UTILITY AREA/W.C. (5' 7" x 4' 11") or (1.70m x 1.50m)

Emulsioned ceiling with flush light fitting. Emulsioned walls. Continuation of the ceramic floor tiles. Radiator. Cream floor cupboards with complementary work tops. Stainless steel sink with mixer tap. Space for undercounter appliance. White low level W.C.

## LANDING

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Built in storage cupboard housing the combination boiler. Doors leading off.

## BEDROOM 1 (15' 8" max x 10' 3") or (4.77m max x 3.12m)

\*Measurement at widest point\*

Emulsioned ceiling. Emulsioned walls with one feature wall with wood panelling. Fitted carpet. Radiator. Built in over stair storage cupboard. Two PVCu double glazed windows to front of property with fitted vertical blinds.



## **BEDROOM 2 (9' 10" x 9' 1") or (3.0m x 2.78m)**

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property with fitted vertical blinds.

## **BEDROOM 3 (11' 7" x 8' 3") or (3.52m x 2.51m)**

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property with fitted vertical blinds.

## **BEDROOM 4 (8' 4" x 6' 7") or (2.55m x 2.00m)**

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in wardrobes with mirror doors to one wall. PVCu double glazed window to rear of property with fitted vertical blinds.

## **FAMILY BATHROOM (9' 1" x 8' 4") or (2.76m x 2.53m)**

Emulsioned ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Wood effect vinyl flooring. Black matt wall mounted heated towel rail. Room is fitted with a four piece suite comprising low level WC, vanity wash hand basin, freestanding bath with matt black freestanding mixer tap with showerhead attachment, black framed walk in shower with matt black rainfall head shower and glass sliding doors. PVCu frosted double glazed window to rear of property.

## **OUTSIDE**

Front garden is bounded on three sides by brick wall and wood fence. Concrete driveway providing off road parking leading to the garage with traditional up and over door. Laid mainly to shale with path to front door and side path leading to the rear garden.

Rear garden is bounded on three sides by wood feather blade fencing. Wooden gates to the rear and side. Laid mainly to lawn with concrete path leading to raised wooden sun terrace ideal for garden furniture. Stone paved sun terrace directly off the rear of property with wooden storage shed.


## **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)

# 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



## Awaiting Floorplans

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