

Payton  
Jewell  
Caines



Willow Grove, Baglan, Port Talbot, Neath  
Port Talbot. SA12 8NY

£160,000



## Willow Grove, Baglan, Port Talbot, Neath Port Talbot. SA12 8NY

We are pleased to present to the market this TRADITIONAL THREE BED SEMI-DETACHED property situated in the sought after area of Baglan. The property is within close proximity to Blaenbaglan Primary School, shops and the popular The Tyn and Bagle Brook public houses/restaurant. Property is an ideal purchase for a FIRST TIME BUYER and is offered with NO ONGOING CHAIN.

£160,000

- Three bedroom semi-detached house
- Open plan lounge/diner
- Downstairs w.c
- PVCu double glazing throughout
- NO ONGOING CHAIN



## DESCRIPTION

We are pleased to present to the market this TRADITIONAL THREE BED SEMI-DETACHED property situated in the sought after area of Baglan. The property is within close proximity to Blaenbaglan Primary School, shops and the popular 'The Tyn' and Bagle Brook public houses/restaurant.

Accommodation briefly comprises to ground floor hallway, downstairs w.c. open plan lounge/diner and kitchen. Three bedrooms and family bathroom to the first floor.

Enclosed rear garden and elevated front garden.

## ENTRANCE

Accessed via oak effect part glazed PVCu front door leading into:

## SIDE PORCH

Polycarbon sloped roof. Glazed PVCu door leading to rear garden. Part Glazed PVCu door into:

## HALLWAY

Stippled and coved ceiling. Papered walls. Radiator. Wood effect laminate floor. Understair storage cupboard. Staircase to first floor accommodation. Door into ground floor accommodation.

## W.C. (4' 7" x 3' 5") or (1.39m x 1.04m)

Papered ceiling. Emulsioned walls. Radiator. Vinyl flooring. Rear facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with a two piece white suite comprising pedestal wash hand basin and w.c.

## OPEN PLAN LOUNGE/DINER (22' 0" x 10' 9") or (6.70m x 3.27m)

Stippled ceiling. Papered walls. Two radiators. Wood effect laminate floor. Front facing oak effect PVCu double glazed window set within a bay with fitted roller blinds. Oak effect PVCu double glazed french doors overlooking the front aspect with fitted roller blinds. Built in electric fire with stone hearth. Opening into:

## KITCHEN (9' 3" x 8' 1") or (2.82m x 2.47m)

Emulsioned ceiling. Papered walls with ceramic tiles to splash back area. Rear facing PVCu double glazed window with fitted roller blind. Half glazed PVCu door leading to rear garden. Radiator. Vinyl flooring. Kitchen is fitted with a range of wood wall and base units with complementary laminate worktops. Breakfast bar area. Stainless steel one and half sink and drainer. Four ring gas hob with overhead extractor hood and built in electric oven and grill below. Under counter space for washing machine. Space for upright fridge/freezer.

## LANDING

Stippled ceiling. Loft access hatch. Papered walls. Rear facing PVCu double glazed window with fitted roller blind. Fitted carpet. Doors leading off.



### **BEDROOM 1 (12' 7" x 10' 8") or (3.83m x 3.25m)**

Stippled ceiling. Papered walls. Front facing oak effect PVCu double glazed window with fitted roller blind boasting spectacular views over to Mumbles. Radiator. Wood effect laminate floor

### **BEDROOM 2 (11' 5" x 10' 6") or (3.49m x 3.20m)**

Stippled ceiling. Emulsioned walls with one papered accent wall. Front facing oak effect PVCu double glazed window with fitted roller blind boasting spectacular views over to Mumbles. Radiator. Fitted carpet.

### **BEDROOM 3 (9' 6" x 7' 9") or (2.90m x 2.36m)**

Artexed ceiling. Emulsioned walls with papered accent wall. Rear facing PVCu double glazed window with fitted roller blind. Wood effect laminate floor.

### **FAMILY BATHROOM (7' 8" x 6' 5") or (2.34m x 1.96m)**

Stippled ceiling. Floor to ceiling ceramic wall tiles. Rear facing PVCu frosted double glazed window with fitted roller blind. Radiator. Fitted carpet. Built in storage cupboard housing the combination boiler. Room is fitted with a three piece white suite comprising w.c. pedestal wash hand basin, bath tub with wall mounted electric shower.

### **OUTSIDE**

To the front there is an elevated tiered garden with steps leading up to concrete footpath to front door.

To the rear the garden is bounded on three sides by featherblade wood fencing. Small concrete sun terrace off the rear of the property with steps leading up to lawned area. Wooden shed. Concrete path leading to raised wooden decked area.


### **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>		85
(69-80) <b>C</b>	71	
(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		
<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.



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