

FOR
SALE



15 Springfield Terrace, Baglan, Port Talbot, West Glamorgan SA12 8HN

£190,000 - Freehold (to be confirmed)

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Payton
Jewell
Caines

PROPERTY SUMMARY

Situated just minutes from the M4 corridor and town centre this is a spacious traditional end of terraced family home which benefits from accommodation across three floors. Viewing is highly recommended and is offered with NO ON GOING CHAIN.

POINTS OF INTEREST

- Five bedroom end of terrace house
- Two reception rooms
- Fitted kitchen
- Utility are/downstairs cloakroom
- Loft bedroom
- Council Tax C
- EPC - E



ROOM DESCRIPTIONS

Entrance

Accessed via glazed PVCu front door leading into spacious hallway.

Hallway

Skimmed emulsioned ceiling, original coving and cornice work, emulsioned walls, fitted carpet and radiator. Built in cupboard housing the electric meter. Stairs leading up to first and second floor accommodation. Doors leading off.

Reception 1

3.56m x 4.94m (11' 8" x 16' 2") Emulsioned ceiling, original coving, papered emulsioned walls, wood effect laminate flooring, radiator and front facing PVCu double glazed bay window. Shelves to alcoves and glass sliding door leading into reception two.

Reception 2

3.70m x 4.50m (12' 2" x 14' 9") Emulsioned ceiling with centre ceiling rose and pendant light, original coving, papered emulsioned walls, fitted carpet, radiator and large window looking out to the rear of the property.

Kitchen

4.24m x 4.25m (13' 11" x 13' 11") Emulsioned ceiling, coving, emulsioned walls with ceramic tiles to splash back areas. Ceramic floor tiles, radiator and dual aspect windows looking out to the sides of the property. Room is fitted with a range of white gloss floor and wall cupboards with dark wood effect laminate work tops. One and a half stainless steel sink and drainer unit with chrome hot and cold mixer tap. Opening leading through into utility room.

Utility area

2.39m x 3.00m (7' 10" x 9' 10") PVCu panelling to ceiling, floor to ceiling respatex panelling. Ceramic floor tiles and rear facing PVCu double glazed window with side facing glass panel and one glass panel looking into the rear porch area. Room is fitted with a range of cream gloss floor and wall cupboards with complimentary black sparkle laminate work tops. Opening into the rear porch area.

Rear Porch

1.12m x 2.41m (3' 8" x 7' 11") Respatex panelled ceiling, half skimmed half respatex panelled walls. Continuation of ceramic floor tiles and large side facing window and half frosted glazed PVCu door leading to rear garden.

Downstairs WC

1.00m x 1.50m (3' 3" x 4' 11") Skimmed ceiling, original coving. Skimmed walls to half and respatex panelling to the rest. Ceramic floor tiles and large front facing frosted PVCu double glazed window. Room is fitted with a white two piece suite comprising of pedestal wash hand basin with chrome hot and cold taps and w.c. with macerator system.

Landing

Emulsioned skimmed ceiling, emulsioned skimmed walls, fitted carpet, radiator and two side facing PVCu double glazed windows. Stairs leading up to loft bedroom.

Master bedroom

4.20m x 4.60m (13' 9" x 15' 1") Emulsioned skimmed ceiling, papered emulsioned walls with picture rail, fitted carpet, radiator, built in shelving and a front facing PVCu double glazed bay window. Door leading into ensuite.

Master En-suite

2.13m x 3.47m (7' 0" x 11' 5") PVCu panelling to ceiling with inset spotlight. Floor to ceiling ceramic wall tiles, wood effect vinyl flooring. Chrome wall mounted heated towel rail and front facing PVCu double glazed window. Room is fitted with a white three piece suite comprising w.c with macerator system, vanity wash hand basin with chrome hot and cold mixer tap, 'P' shaped bath with chrome mixer tap, shower attachment and glass shower screen.

Bedroom 2

4.35m x 4.42m (14' 3" x 14' 6") Emulsioned skimmed ceiling with centre ceiling rose and pendant light, papered emulsioned walls, wood effect laminate flooring, radiator and rear facing PVCu double glazed window. Recess for built in storage.

Bedroom 3

2.53m x 4.30m (8' 4" x 14' 1") Emulsioned skimmed ceiling with centre pendant light, papered emulsioned walls, wood effect laminate flooring, radiator and rear facing PVCu double glazed window.

Bedroom 4

2.54m x 3.23m (8' 4" x 10' 7") Emulsioned skimmed ceiling with centre pendant light, papered emulsioned walls, fitted carpet, radiator and side facing PVCu double glazed window. Built in cupboard housing the gas combination boiler.

Family bathroom

1.68m x 3.59m (5' 6" x 11' 9") PVCu panelling to ceiling with inset spotlight, floor to ceiling respatex wall panelling. Fitted radiator with heated towel rail and side facing PVCu double glazed window. Room is fitted with a white three piece suite comprising w.c, pedestal wash hand basin with chrome hot and cold mixer tap, enamel bath with chrome mixer tap.

Loft/Bedroom 5

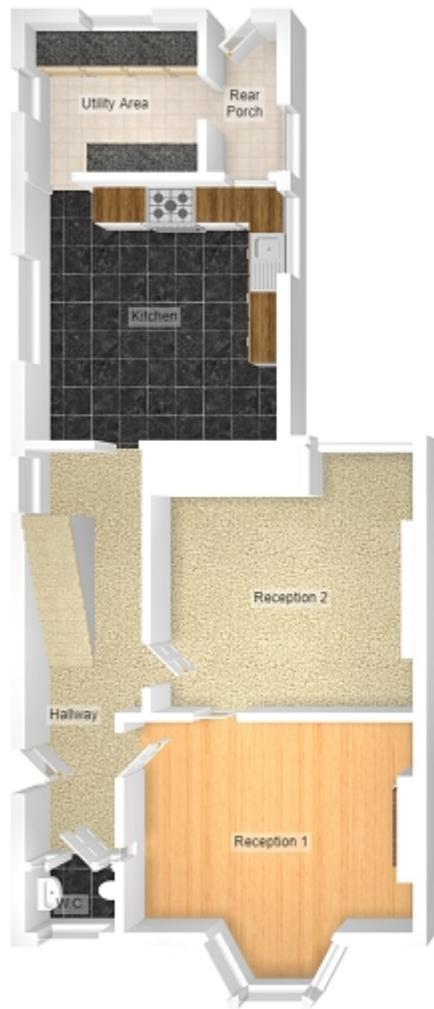
3.83m x 6.39m (12' 7" x 21' 0") Papered ceiling sloping off into the eaves. Flush light fitting and velux window, papered walls, fitted carpet and side facing PVCu window.

Outside

To the rear of the property there is space to both sides with steps leading up to a sun terrace which has been laid to pea gravel. Raised beds planted with shrubs and mature trees and bounded on three sides by stone walling. Brick built storage shed and wooden gate leading to rear lane access.

To the front of the property there is a stone wall and railings with path leading to the front door. Garden is laid with pea gravel.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 74 |
| (55-68) | D | | |
| (39-54) | E | 40 | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |