

FOR
SALE



9 Chapel Close, Port Talbot, West Glamorgan SA12 7DB

£300,000 - Freehold

Payton
Jewell
Caines

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PROPERTY SUMMARY

A rare opportunity to purchase this three bedroom detached property situated within a cul-de-sac location in the desirable Chapel Close area of Baglan Moors, Port Talbot. This well proportioned property offers excellent potential and sits within a sought after residential neighbourhood with convenient access to local amenities, schools, transport links including Baglan and Port Talbot stations and major road connections. The property benefits from a conservatory, downstairs cloakroom and utility room with integral garage. Ideal family home.

POINTS OF INTEREST

- Three bedroom detached house
- Good sized corner plot
- Conservatory
- Downstairs cloakroom / w.c.
- Utility room
- Driveway parking with integral garage



ROOM DESCRIPTIONS

Entrance

Via PVCu door through to the entrance hall.

Entrance Hall

Skimmed and emulsioned ceiling with ceiling light and smoke detector, wall mounted high rise electric box, skimmed and emulsioned walls, radiator and laminate flooring. Stairs leading to the first floor and door leading to the downstairs w.c.

Downstairs w.c.

0.88m x 1.22m (2' 11" x 4' 0") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu frosted double glazed window overlooking the side of the property and vinyl flooring. Two piece suite comprising low level w.c. and wall mounted wash hand basin.

Lounge

3.69m x 4.07m (12' 1" x 13' 4") Skimmed, emulsioned and coved walls with ceiling light, skimmed and emulsioned walls, radiator, laminate flooring, PVCu double glazed window overlooking the front of the property and under stairs storage. The focal point of the room is the fireplace with wooden mantle with marble hearth and surround. Double doors leading to reception 2 / dining room.

Reception 2 / Dining Room

2.27m x 3.29m (7' 5" x 10' 10") Skimmed, emulsioned and coved ceiling with ceiling light, skimmed and emulsioned walls, laminate flooring, radiator, PVCu double glazed sliding door leading through to the conservatory. Door leading into the kitchen.

Kitchen

2.35m x 3.29m (7' 9" x 10' 10") Skimmed and emulsioned ceiling with centre spot lights, part skimmed / part emulsioned walls with tiling to the splash back areas. tiled flooring and PVCu double glazed window overlooking the rear of the property. A range of wall and base units with coordinating work surfaces housing a stainless steel inset sink with drainer and mixer tap. Integrated four ring gas hob with overhead extractor hood and integrated oven. Space and plumbing for automatic washing machine, space for low level fridge and freezer. Doorway through to the utility.

Utility

2.21m x 2.42m (7' 3" x 7' 11") Skimmed and emulsioned ceiling with ceiling light and extractor fan, skimmed and emulsioned walls with tiling to the splash back areas, radiator and PVCu double glazed window overlooking the rear of the property. Timber door with glass panel leading to the rear garden. Wall and base units with coordinating work surfaces housing an inset stainless steel sink with drainer and mixer tap. Space and plumbing for automatic washing machine, wall mounted gas fired combination boiler and tiled flooring. Door leading to the integral garage.

Integral Garage

Power, light and up and over door.

Conservatory

2.60m x 2.70m (8' 6" x 8' 10") PVCu double glazed windows set on a dwarf wall, PVCu double glazed French doors leading to the patio area, radiator, fan light and tiled flooring.

Landing

Via stairs with fitted carpet and handrail, skimmed and emulsioned ceiling with ceiling light, smoke detector and loft access. Skimmed and emulsioned walls, PVCu double glazed window overlooking the side of the property, fitted carpet and built in storage cupboard. Doors leading off.

Bedroom 1

2.68m x 4.12m (8' 10" x 13' 6") Skimmed and emulsioned ceiling with central fan light, skimmed and emulsioned walls, radiator, PVCu double glazed windows overlooking the front of the property and fitted carpet. Fitted wardrobes with sliding doors.

Bedroom 2

2.66m x 3.31m (8' 9" x 10' 10") Skimmed and emulsioned ceiling with central fan light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear and laminate flooring. Built in wardrobes.

Bedroom 3

1.95m x 2.09m (6' 5" x 6' 10") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet. Built in storage cupboard.

Family Bathroom

1.68m x 1.97m (5' 6" x 6' 6") Skimmed and emulsioned ceiling with ceiling light and extractor fan, part skimmed and emulsioned / part tiled walls, radiator and PVCu frosted double glazed window overlooking the rear of the property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with overhead electric shower. Vinyl flooring.

Outside

The property sits on a corner plot with gardens to the front, side and rear. The rear garden is partially laid to lawn and patio ideal for garden furniture. Access to outside water tap and borders of stone chippings. Further patio to the side with gated access to the front.

The front garden is laid to lawn with mature shrubs, tress and hedgerow and driveway for off road parking.



Awaiting EPC &
Floorplan