

FOR  
SALE



69 Heol Y Nant, Baglan, Port Talbot, West Glamorgan SA12 8ET

£179,995 - Freehold



53, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

## PROPERTY SUMMARY

A well presented three bedroom semi-detached house in Baglan, offering off road parking and low maintenance front and rear gardens. Perfect for modern family living with easy access to local amenities. Offered with no on-going chain. Early viewing is highly recommended.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Two reception rooms
- Kitchen
- Low maintenance enclosed rear garden
- Off road parking
- No ongoing chain
- EPC-D



## ROOM DESCRIPTIONS

### Entrance

Via PVCu frosted part glazed front door leading into the entrance hall. Artexed and coved ceiling, emulsioned walls, radiator and wood effect laminate flooring. Stairs leading to first floor. All doors leading off.

### Reception

3.43m x 4.21m (11' 3" x 13' 10") Stippled and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and a continuation of the wood effect laminate flooring. Focal point to the room is the feature fireplace with electric inset fire. Double doors leading into the dining room.

### Dining Room

2.49m x 2.90m (8' 2" x 9' 6") Stippled and coved ceiling, emulsioned walls, PVCu sliding patio doors leading out to the rear of the property, radiator and a continuation of the laminate flooring. Ample space for dining table and chairs. Double doors to built in storage cupboard. Arch way leading into the kitchen.

### Kitchen

2.34m x 2.93m (7' 8" x 9' 7") Skimmed ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, PVCu frosted double glazed door to the side of the property leading out to the rear garden and tiled flooring. A range of wall and base units with complementary work surfaces. Stainless steel inset sink. Built in four ring induction hob with overhead extractor hood and oven below. Integrated fridge. Door to under stairs storage.

### First floor landing

Via stairs with fitted carpet. Stippled ceiling, access to loft, emulsioned walls, frosted PVCu window overlooking the side of the property and fitted carpet. All doors leading off. Door into airing cupboard housing wall mounted gas fired combination boiler.

### Family Shower Room

Skimmed ceiling, inset spot lights, tiled walls, PVCu frosted double glazed window overlooking the rear of the property and a further PVCu frosted double glazed window to the side, wall mounted chrome towel rail heater and vinyl flooring. Three piece suite comprising WC and sink set within vanity unit with storage and corner shower cubicle with sliding doors and wall mounted chrome mains fed shower with hand held attachment.

### Bedroom 1

2.47m x 4.01m (8' 1" x 13' 2") Measurements to the built in wardrobes. Stippled and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the front of the property, radiator and wood effect laminate flooring. Built in storage cupboards.

### Bedroom 2

2.57m x 2.88m (8' 5" x 9' 5") Measurements to the built in wardrobes. Stippled and coved ceiling, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator and wood effect laminate flooring. Built in wardrobes.

### Bedroom 3

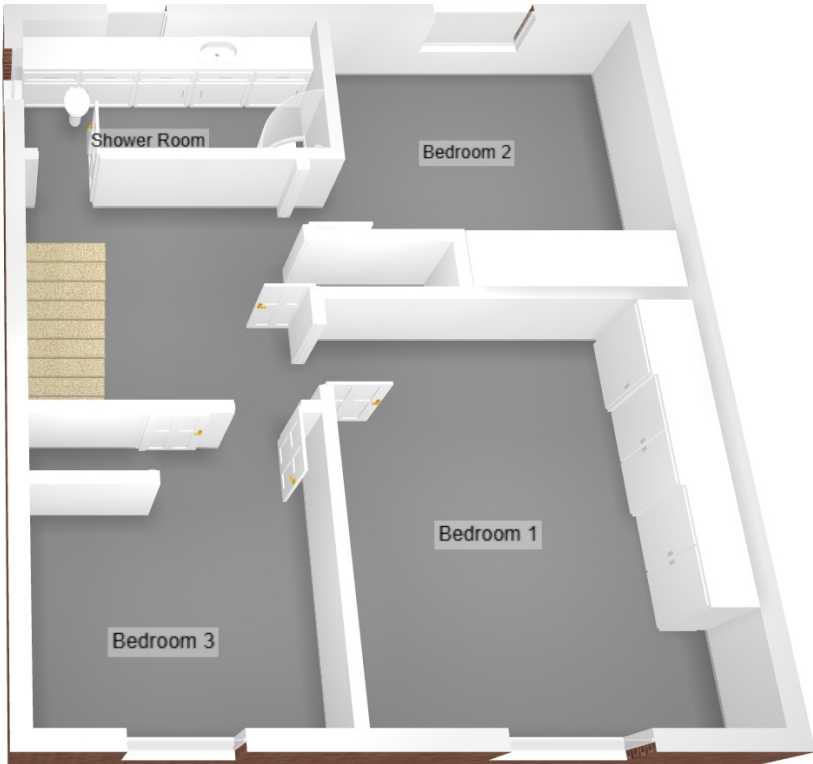
2.23m x 3.09m (7' 4" x 10' 2") Stippled and coved ceiling, emulsioned walls, window overlooking the front of the property, radiator and wood effect laminate flooring. Door to over stair storage cupboard.

### Outside

Enclosed low maintenance rear garden bounded by wall and fencing, laid to patio ideal for garden furniture. Raised areas for flower beds and planters. Chippings and mature tree. Outside tap. Footpath leading to the side of the property to the steps giving access to the rear door. Large storage shed accessed via PVCu door, two courtesy windows, power and water installed. Outside WC. Further raised area for planters. Pedestrian gate giving access to the front of the property.

Open plan low maintenance frontage with hedgerow and hardstanding for off road parking. Raised area laid to Astroturf and tree. Steps leading to the front door.





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>	68	79
(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		