

FOR
SALE



6 Maes Rhedyn, Baglan, Port Talbot, West Glamorgan SA12 8TY

£375,000 - Freehold



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PROPERTY SUMMARY

Individual four bedroom detached house comprising entrance porch, entrance hallway, WC, lounge/diner, reception 2, kitchen/breakfast room, pantry, four bedrooms, family bathroom, single garage, off road parking, enclosed front and rear gardens. Requires internal modernisation. Sought after area of Baglan Port Talbot. Sold with no onward chain.

POINTS OF INTEREST

- Self build four bedroom detached
- Sought after area of Baglan
- Two reception rooms plus kitchen/breakfast room
- Enclosed front and rear gardens
- Gas fired combination boiler
- Requires internal modernisation
- Sold with no onward chain
- Single garage with driveway parking
- EPC-D



ROOM DESCRIPTIONS

Internal Porch

Accessed via PVCu double glazed sliding patio doors with side glazed panels and finished with wooden tongue and groove ceiling, exposed facing brick work, ceramic tiled floor. Internal timber door leading through to the garage. Door leading through to the entrance hallway.

Entrance Hallway

Two sets of spot lights, coving, radiator and a vinyl tiled floor. Full height and width PVCu double glazing to the front. Doors off to WC, dining area and reception 2.

WC

Mottled single glazed timber framed window to the front, full height ceramic tiles to the wall, radiator, low level storage, wall mounted storage cupboard housing the fuse box and electric meter and tiled flooring. Two piece suite comprising WC and wash hand basin.

Open plan lounge/diner

5.50m x 6.70m (18' 1" x 22' 0") MAX dimensions. The dining space overlooks the rear patio space with a full height PVCu double glazed picture window and finished with coving, emulsioned walls, skirting and a vinyl tiled floor. Door into kitchen.

To the lounge space there is dual aspect natural light via PVCu double glazed full height picture window to the rear and to the side and finished with coved ceiling, emulsioned walls and fitted carpet. Feature fireplace (closed off) with facing stone work, wooden mantel and a tiled hearth.

Double internal doors leading through to reception 2.

Reception 2

3.35m x 3.90m (11' 0" x 12' 10") PVCu double glazed full height picture window overlooking the front and finished with coved ceiling, wood panelled wall, central light fitting, skirting and fitted carpet. Mottled single glazed panels which separate the lounge and reception 2.

Kitchen/breakfast room

2.85m x 7.65m (9' 4" x 25' 1") PVCu glazed door leading out to the rear patio, dual aspect natural light to the rear via PVCu double glazed windows to the side and to the rear both with fitted vertical blinds. Door leading into the garage.

The kitchen is finished with matching spot lights, full height ceramic tiled walls and vinyl flooring. A range of low level and wall mounted kitchen units with a complementary roll top work surface. Inset double sink with mixer tap and double drainer. Integrated two gas/two electric hob with overhead extractor hood. Double waist height oven. Plumbing for dishwasher. Space for fridge/freezer. Additional units which separate the kitchen through into the breakfast area.

The breakfast area has ample space for breakfast table and chairs.

First floor landing

Via wrought iron stairs with open tread finished with fitted carpet. PVCu double glazed window overlooking the front. Fitted storage cupboard with shelving and a radiator.

Bedroom 1

3.90m x 5.45m (12' 10" x 17' 11") Dual aspect natural light via PVCu double glazed windows to the side and to the rear both with fitted vertical blinds and finished with coved ceiling, emulsioned walls, skirting and fitted carpet.

Bedroom 2

3.35m x 3.90m (11' 0" x 12' 10") Overlooking the front via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, emulsioned walls, skirting and fitted carpet. Fitted wardrobes comprising a triple wardrobe with full height sliding mirrored doors.

Bedroom 3

2.75m x 3.40m (9' 0" x 11' 2") Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with access to loft storage, coved ceiling, emulsioned walls and a fitted carpet.

Bedroom 4

2.55m x 2.60m (8' 4" x 8' 6") Overlooking the rear via PVCu double glazed window with a fitted vertical blind and finished with a coved ceiling, papered walls and a laminate floor. High level storage cupboard.

Bathroom

PVCu frosted glazed window overlooking the side and finished with a central light fitting, full height ceramic tiled walls, radiator and carpet tiled flooring. Four piece suite in white comprising WC, wash hand basin, bath, separate shower cubicle with a concertina glazed door housing a wall mounted electric shower with hand attachment and grab rail.

Outside

The rear garden has an elevated patio with steps leading down to enclosed garden laid to patio and lawn with steps leading up to brick built storage shed. Side gated access to the front.

Enclosed front garden laid to lawn with raised beds around the perimeter, block paviour driveway suitable for parking two cars.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	