

FOR  
SALE



64 Maes Ty Canol, Baglan, Port Talbot, West Glamorgan SA12 8UP

£215,000 - Freehold

Payton  
Jewell  
Caines

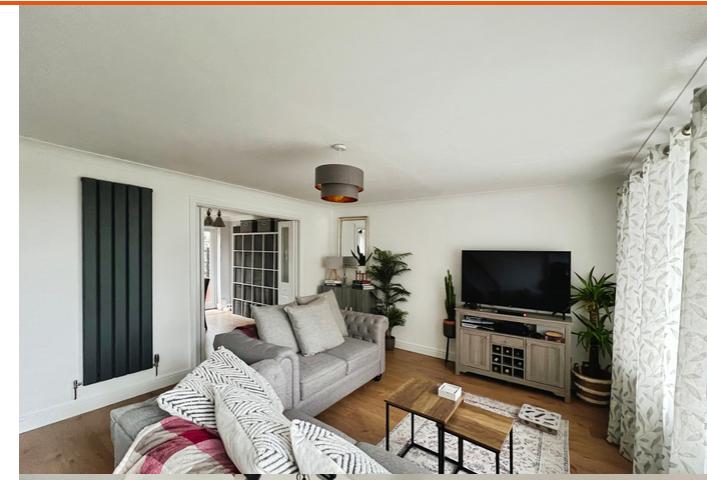
53, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

## PROPERTY SUMMARY

Well presented three bedroom semi detached home in the popular Maes Ty Canol, Baglan. Located within close proximity to local shops, schools and transport links to the M4. Featuring off road parking and a modern open plan kitchen/diner, ideal for family living and entertaining. Viewing is highly recommended to appreciate all this beautiful home has to offer. Offered with on ongoing chain.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Well presented throughout
- Open plan kitchen /diner
- First floor bathroom
- Enclosed rear garden
- EPC - , Council tax band C
- Off road parking



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed PVCu front door leading into the lounge.

### Lounge

3.96m x 5.08m (13' 0" x 16' 8") Skimmed ceiling, emulsioned walls, PVCu double glazed window set within a bay overlooking the front of the property, vertical radiator and wood effect laminate flooring. Stairs leading to the first floor with fitted carpet. Doors leading through to the kitchen/diner.

### Kitchen / Diner

3.16m x 5.09m (10' 4" x 16' 8") Skimmed and coved ceiling, emulsioned walls, side facing PVCu double glazed window and PVCu double glazed French doors leading out to the rear garden and vertical radiator. Tiling to the splash back areas, to the dining area there is a continuation of the wood effect laminate flooring and grey wood effect laminate flooring to the kitchen area. The kitchen is fitted with a range of wall and base units with complementary work surfaces housing a stainless steel sink and drainer. Built in dishwasher, space for freestanding Range cooker, washing machine and up right fridge/freezer. Ample space for dining table and chairs.

### Landing

Via stairs with fitted carpet. Plastered ceiling, emulsioned walls, fitted carpet, side facing PVCu double glazed window, loft access hatch with pull down ladder, partially boarded and housing the gas fired combination boiler. Doors leading off.

### Bedroom 1

3.93m x 3.02m (12' 11" x 9' 11") Skimmed and coved ceiling with inset spot lights, emulsioned walls, front facing PVCu double glazed window, radiator and wood effect laminate flooring.

### Bedroom 2

3.02m x 3.29m (9' 11" x 10' 10") Papered and coved ceiling, emulsioned walls, PVCu double glazed window to the rear, radiator and fitted carpet.

### Bedroom 3

3.01m x 1.97m (9' 11" x 6' 6") Skimmed and coved ceiling, PVCu double glazed window to the front of the property, radiator and wood effect laminate flooring.

### Family bathroom

2.17m x 1.92m (7' 1" x 6' 4") Papered ceiling, floor to ceiling ceramic tiled walls, wall mounted chrome towel rail heater, tiled flooring and PVCu frosted double glazed window to the front. Three piece suite comprising low level w.c. pedestal wash hand basin, walk in shower with a wall mounted mains fed chrome shower and shower screen.

### Outside

The front garden is bound to three sides by low level wall with pedestrian gate giving access to the footpath leading up to the front door. Astroturf to both sides, hedge borders and small picket fence. Side gate giving access to the rear garden.

The rear garden is bound by wall to three sides, side wooden gate leading to the side garden and to the rear. Wooden gates giving access to off road parking with hardstanding. Raised area laid to Astroturf and steps leading up to a further wooden gate giving access to the rear lane. Outside tap.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		