

**Payton
Jewell
Caines**



16 Gower Crescent, Baglan – SA12 8BT
Port Talbot

£185,000



16 Gower Crescent

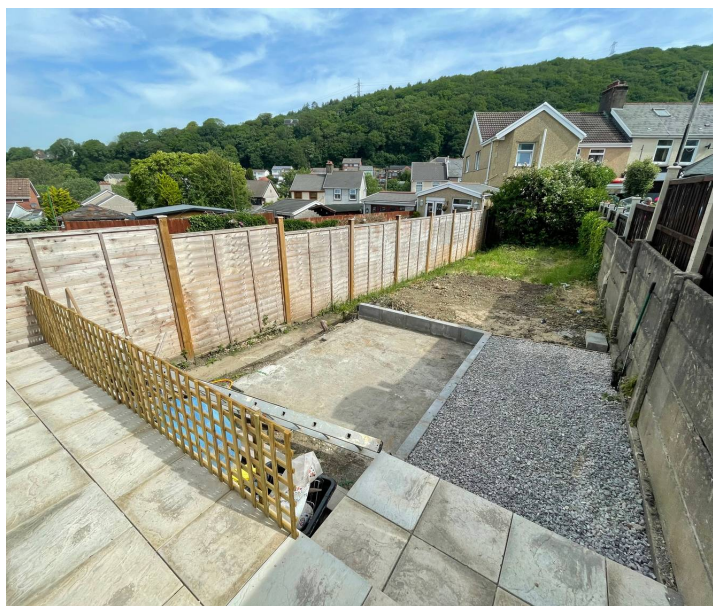
Baglan, Port Talbot

This well-presented three bedroom extended semi detached house offers spacious and flexible accommodation, ideal for families in a popular area close to the M4 motorway. The property features a welcoming entrance hall leading to two generous reception rooms, providing ample space for relaxing and entertaining. The modern kitchen is well-equipped and conveniently positioned for easy access to both reception areas. A practical downstairs shower room adds to the convenience of daily living. Upstairs, there are three bedrooms. The family bathroom is finished to a good standard, complementing the overall appeal of the home. Additional features include driveway parking (providing off-road parking for multiple vehicles) and gas central heating. Located within easy reach of local amenities, schools, and transport links, this property combines a peaceful setting with excellent connectivity. Early viewing is highly recommended to appreciate the space, versatility, and attractive outlook this delightful home has to offer.





- Three bedroom extended semi detached house
- Driveway parking
- Two reception rooms
- Downstairs shower room
- Popular area close to the M4 motorway
- Scenic views to the rear



Entrance

Via PVCu double glazed opaque door leading into the hallway.

Hallway

Vinyl flooring, carpeted staircase leading to the first floor, radiator, emulsioned walls and door leading into the lounge.

Lounge

14' 4" x 12' 5" (4.37m x 3.78m)

Bay window to the front, radiator, under stairs storage cupboard and door leading to reception 2.

Reception 2

15' 6" x 14' 3" (4.72m x 4.34m)

PVCu double glazed window to the side, built in storage cupboard, radiator, emulsioned walls, fitted carpet and opening leading into the kitchen.

Kitchen

14' 3" x 13' 10" (4.34m x 4.21m)

PVCu double glazed patio doors leading onto the rear garden. A range of base units with complementary work surfaces and splash back, inset stainless steel sink with mixer tap, emulsioned walls, vinyl flooring and extractor fan. Space for washing machine or dishwasher and door leading to the downstairs shower room.

Downstairs shower room

4' 6" x 9' 0" (1.36m x 2.75m)

Purpose built shower with mains attachment, pedestal wash hand basin with mixer tap and low level WC, vinyl flooring, floor to ceiling ceramic tiled walls, coving and extractor fan.

Landing

Emulsioned walls, fitted carpet and doors leading off.

Bedroom 1

12' 8" x 9' 9" (3.86m x 2.98m)

Two PVCu double glazed windows to the front, radiator, wall mounted combination boiler and emulsioned walls.

Bedroom 2

8' 0" x 12' 0" (2.45m x 3.65m)

PVCu double glazed window to the rear, emulsioned walls, radiator and fitted carpet.

Bedroom 3

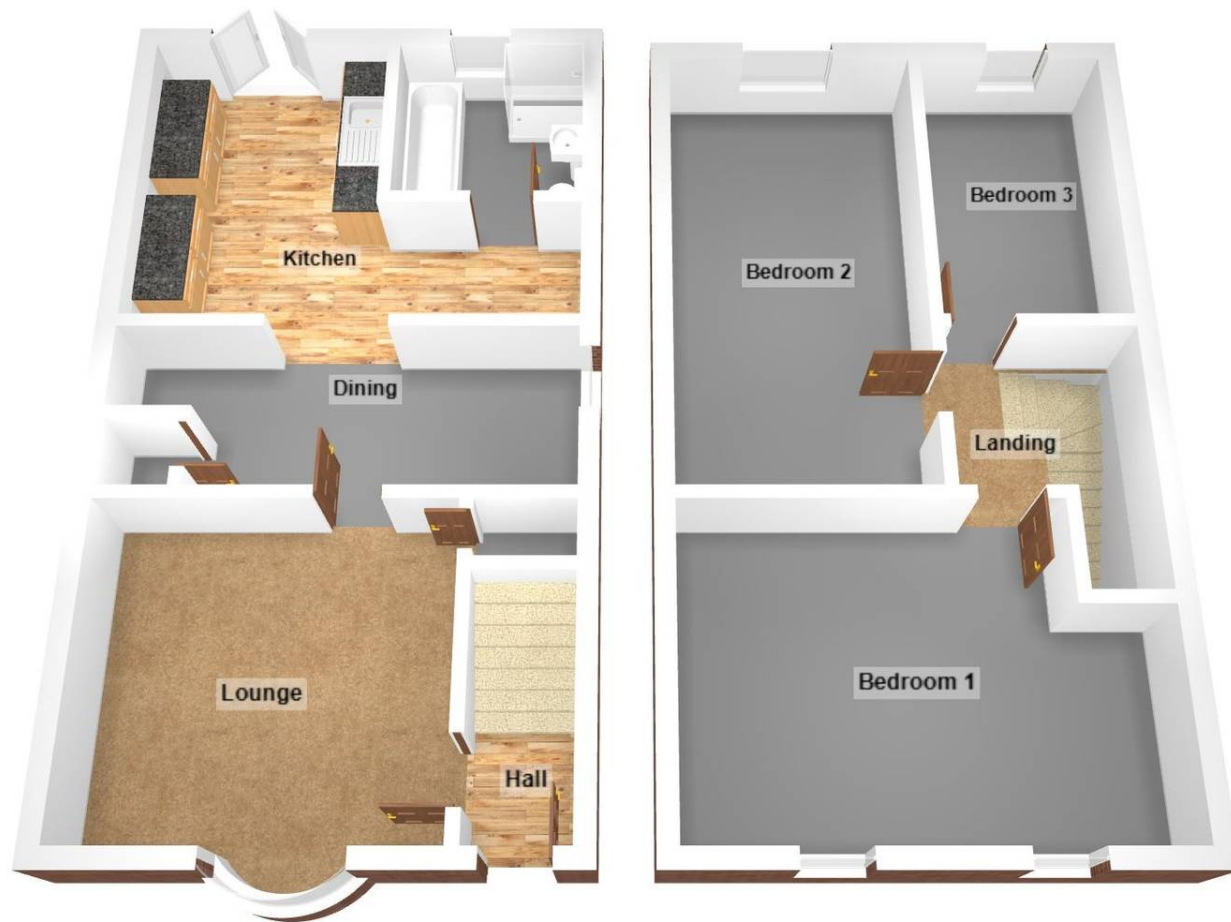
7' 2" x 11' 11" (2.18m x 3.63m)

PVCu double glazed window to the rear, radiator, loft access, emulsioned walls and fitted carpet.

Outside

Stone chipped driveway to the front with parking for 2 vehicles, gate, retaining wall, paved path leading to the side and the front door. Paved patio to the rear with steps leading down to a lawned garden with path, secure wall and hedge borders.





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