

Payton
Jewell
Caines



15 Church Road, Baglan – SA12 8SS
Port Talbot

£230,000



15 Church Road

Baglan, Port Talbot

Three bedroom traditional semi detached house comprising entrance hall, lounge, dining room, kitchen, utility/WC, first floor bathroom, enclosed rear garden and off road parking for 3 vehicles. Viewing recommended.

- 3 Bed Semi Detached House
- Utility Room / Downstairs WC
- Potential For Off Road Parking
- Enclosed Rear Garden
- Lounge & Dining Room





Entrance

Via timber framed door with opaque double glazed window leading into the entrance hall.

Entrance Hall

Radiator, stairs leading to the first floor, timber framed door into the lounge, fitted carpet, emulsioned walls, coving and meter cupboard.

Lounge

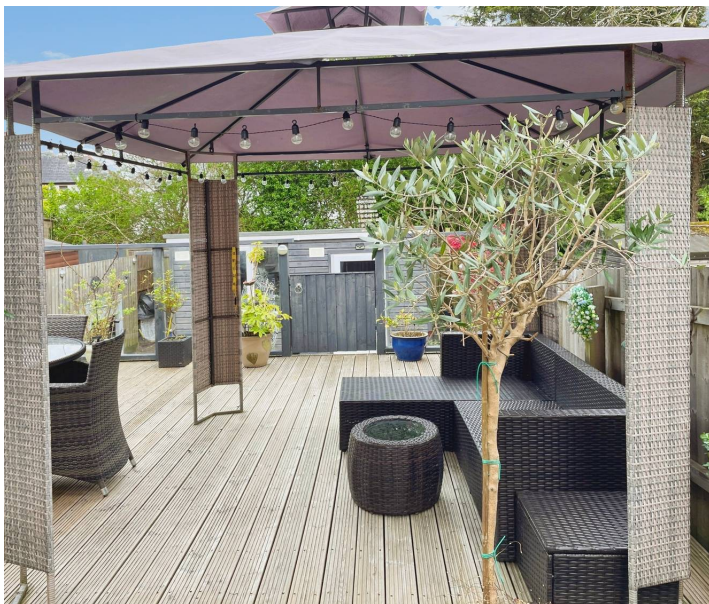
3.71m x 3.79m (12' 2" x 12' 5") PVCu double glazed bay window overlooking the front and media wall. Opening leading into the dining area.

Dining Area

2.85m x 4.41m (9' 4" x 14' 6") Emulsioned ceiling, built in storage cupboard, shelving, radiator and PVCu double glazed window to the side. Emulsioned walls with acoustic panelling to one wall, coving and fitted carpet. Timber door leading to the kitchen.

Kitchen

3.02m x 3.63m (9' 11" x 11' 11") Emulsioned walls, PVCu double glazed window and PVCu double glazed opaque door to the side, vertical wall mounted radiator and laminate flooring. A range of matching wall and base units with complementary roll edge work surfaces housing a stainless steel one and half inset sink with swan neck mixer tap. Integrated five ring gas hob, electric double oven and brick style tiling to the splash back. Door leading into the utility room.



Utility/WC

Wall mounted combination boiler and two double glazed opaque windows to the rear. Two piece suite comprising low level WC and wash hand basin with mixer tap with vanity unit. Plumbing for automatic washing machine, laminate flooring, respertex walls and chrome wall mounted towel rail.

Landing

Loft access with ladder, storage cupboard with double doors, shelving, emulsioned walls, fitted carpet and door leading into bedroom 1.

Bedroom 1

2.93m x 3.39m (9' 7" x 11' 1") max measurements are to the wardrobes. A range of fitted mirrored wardrobes, two double glazed PVCu windows to the front, radiator, emulsioned and coved ceiling, picture rail, fitted carpet and emulsioned walls.

Bedroom 2

3.04m x 3.26m (10' 0" x 10' 8") PVCu double glazed window to the rear, radiator, fitted carpet, emulsioned and coved ceiling and emulsioned walls.

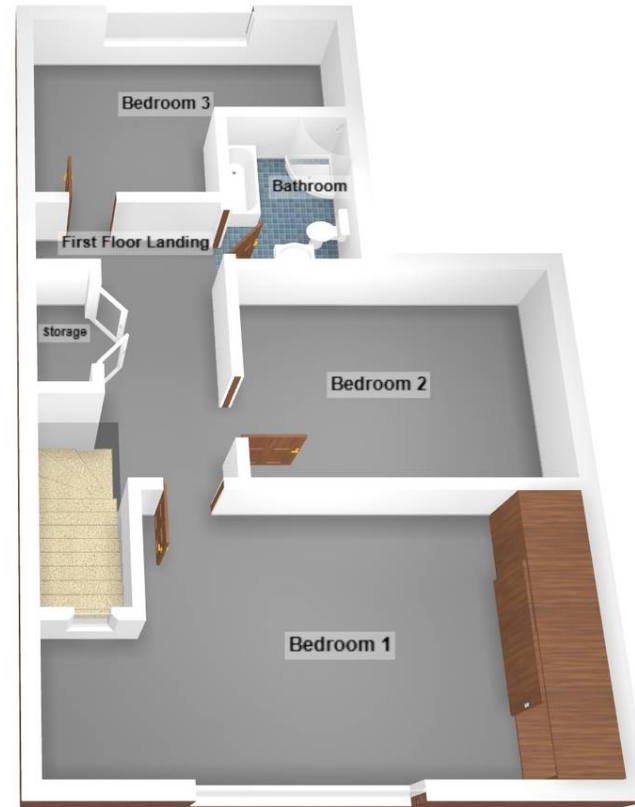
Bedroom 3

3.05m x 2.68m (10' 0" x 8' 10") max. L shaped room finished with PVCu double glazed window to the rear, radiator, laminate flooring, emulsioned walls and artexed ceiling.

Bathroom

PVCu double glazed opaque window to the side, chrome heated towel rail and ceramic tiled walls. Three piece suite comprising low level WC, panelled bath with mixer tap and shower cubicle with multi functioning shower head and wash hand basin set with a vanity unit.





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