Payton Jewell Caines



# 8 Baglan Heights, Baglan - SA12 8UF

Port Talbot

£330,000







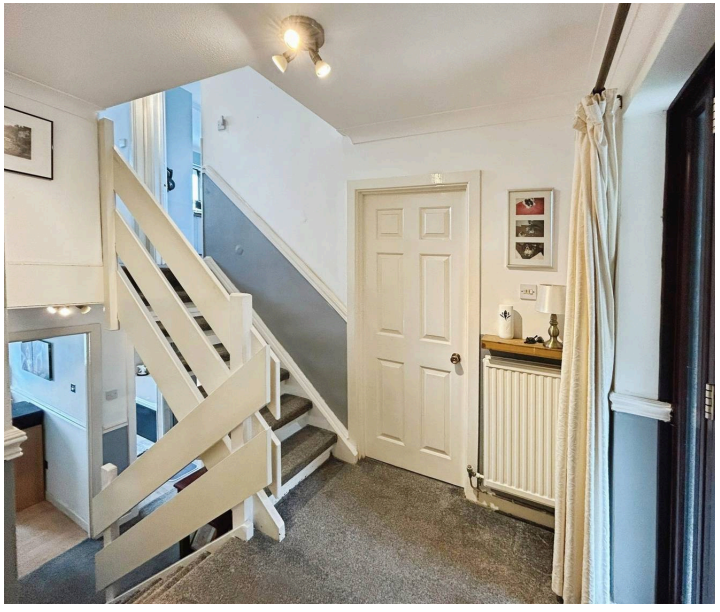

# 8 Baglan Heights

## Baglan, Port Talbot

Welcome to this spacious three / four bedroom detached house, perfectly positioned in a sought after location with stunning views over the bay. This home offers flexible living, with the option to use one of the bedrooms as a home office or snug, depending on your needs. Step inside to find a bright and airy lounge, a well equipped kitchen, ideal for family meals or entertaining friends. The property features a family bathroom and an additional WC, making busy mornings a breeze. Each bedroom is generously sized, providing plenty of space for relaxation or study. The property also comes with a garage (great for storage or parking) and off road parking for added convenience. Whether you are looking for your forever family home or a peaceful retreat, this property ticks all the boxes. Located close to local amenities, schools, and transport links, everything you need is within easy reach. With its versatile layout and beautiful bay views, offers access to the mountain part of the South Wales Coastal Path, via the opposite side of the street, for dog walkers or ramblers. This is a fantastic opportunity to make a house your home. Don’t miss your chance to view - properties in this location are rarely available for long. Book your viewing today and see all that this lovely home has to offer.



- Virtual 360 Degree Tour & Video Tours Available
- Spectacular views of the Welsh Coast
- Desirable 3/4 Bedroom Split Level Home
- Detached Property with Driveway & Integral Garage
- Modern Family Bathroom & WC
- Enclosed Generously Sized Rear Garden
- Viewing Highly Recommended
- EPC - D





**Entrance**
Via composite opaque front door leading into the entrance hall.

**Entrance hall**
Fitted carpet, radiator, stairs leading down to the bedroom, airing cupboard, access to the garage and WC.

**Bedroom 4 / Reception 2**
11' 6" x 9' 10" (3.50m x 3.00m)
Currently used as a bedroom. Fitted wardrobes, PVCu bay window, radiator and laminate flooring.

**WC**
5' 11" x 2' 11" (1.80m x 0.90m)
Two piece suite comprising WC and wash hand basin. Radiator and PVCu opaque window.

**Airing cupboard**
4' 7" x 2' 7" (1.40m x 0.80m)
Radiator.

**Garage**
8' 2" x 16' 1" (2.50m x 4.90m)
PVCu opaque window, electric sectional door, loft access, and boiler.

**Lounge**
18' 4" x 11' 10" (5.60m x 3.60m)
PVCu bay window and PVCu window with sea views over Aberavon beach and down to Mumbles. Laminate flooring, radiator and living flame gas fireplace.

**Kitchen**
8' 6" x 11' 6" (2.60m x 3.50m)
Newly fitted kitchen, integrated hob and oven, extractor fan, fridge/freezer and dishwasher. PVCu window with sea views, opaque PVCu door, loft access to smaller loft space and tiled flooring.

**Lower ground floor hallway**
10' 2" x 9' 10" (3.10m x 3.00m)
Via stairs. Fitted carpet and radiator.

**Bathroom**
8' 6" x 5' 11" (2.60m x 1.80m)
Four piece suite comprising bath, shower, WC and wash hand basin. Laminate flooring and PVCu opaque window.

**Bedroom 2**
6' 11" x 11' 10" (2.10m x 3.60m)
Laminate flooring, PVCu window and radiator.

**Bedroom 3**
8' 6" x 6' 7" (2.60m x 2.00m)
Currently used as a home office. Laminate flooring, PVCu window and radiator.

**Bedroom 1**
9' 10" x 12' 6" (3.00m x 3.80m)
Laminate flooring, radiator and PVCu window. Door leading to the patio.

**Outside**
Enclosed rear garden with side access via a gate. Access from the kitchen via a metal staircase. Patio and grass area and shed.



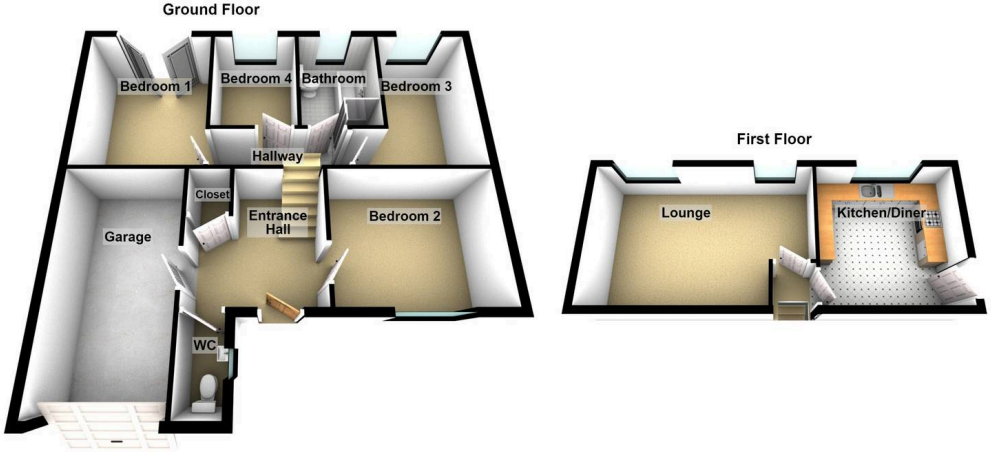


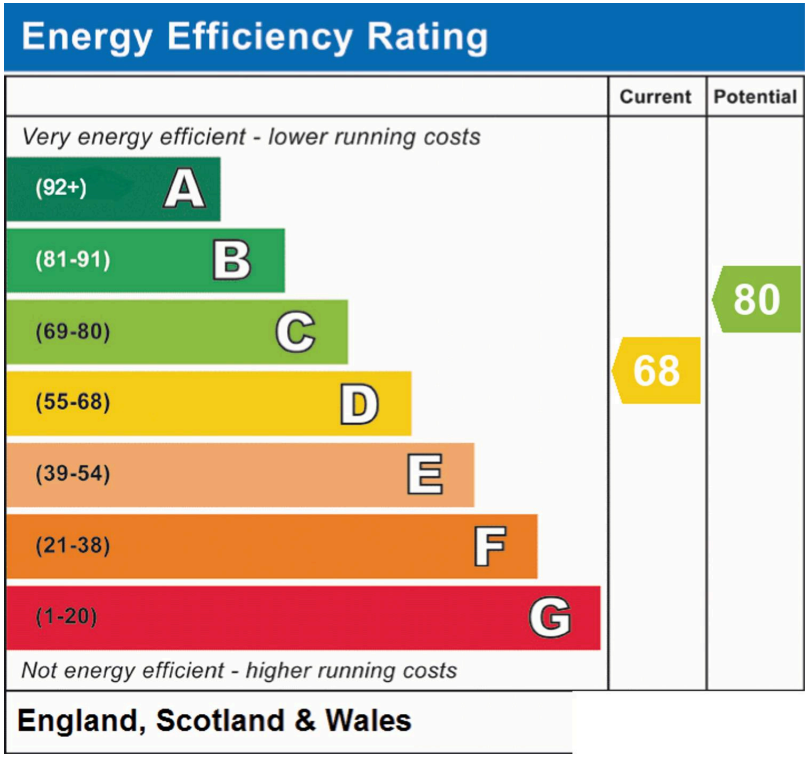





COOK · EAT · BAKE
UTENSILS




Ground Floor
Bedroom 1
Bedroom 4
Bathroom
Bedroom 3
Hallway
Closet
Entrance Hall
Bedroom 2
Garage
WC
First Floor
Lounge
Kitchen/Diner


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

Payton Jewell Caines




## Payton Jewell Caines

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.