



Tyn Y Twr, Baglan, Port Talbot, Neath Port Talbot. SA12 8YW

£175,000



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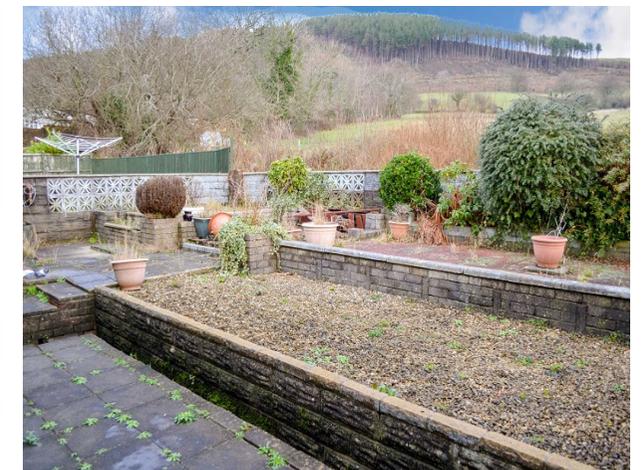
OPEN HOUSE MONDAY 3RD FEBRUARY 12PM - 2PM.

PLEASE CALL TO REGISTER

Available for sale with NO CHAIN this detached bungalow offers GOOD SIZE accommodation throughout and does require updating. The property is situated in a SOUGHT AFTER location within EASY ACCESS of local shops, amenities and the M4

**£175,000 - Freehold**

- **\*\*OPEN HOUSE\*\* MONDAY 3RD FEBRUARY 12PM-2PM**
- PLEASE CALL TO REGISTER.
- Three bedroom detached bungalow
- Good size kitchen/diner
- Large lounge
- Shower room with separate w.c.
- Built-in wardrobes to bedroom one.



## OVERVIEW

Early viewing is recommended on this detached bungalow which would be ideal for anyone wanting to downsize. The property does require modernisation throughout but benefits from good size accommodation.

Briefly comprising entrance hall, lounge, kitchen/diner, shower room with a separate w.c. and three bedrooms with the main bedroom having built-in wardrobes.

Externally there are low maintenance gardens to the front and rear with a driveway at the side leading to a garage.

## ENTRANCE HALL

Via frosted glass PVCu door with coordinating side panel. Coving. Airing cupboard housing tank. Radiator and fitted carpet.

## KITCHEN/DINER (20' 1" x 9' 2") or (6.11m x 2.79m)

Coving. Two PVCu double glazed windows overlooking the front and side. Fitted kitchen having a range of wall and base units with coordinating roll edge worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Built-in double eye level oven. Four gas burner hob. Tiled effect vinyl flooring.

## LOUNGE (20' 1" x 12' 9") or (6.13m x 3.88m)

Coving. PVCu double glazed window overlooking the front. Feature gas fire with brick surround and storage. Two double radiators and fitted carpet.

## SHOWER ROOM (9' 8" x 5' 5") or (2.95m x 1.65m)

Frosted glass window. Two piece suite comprising walk-in shower with glass screen and pedestal. Tiled walls. Heated towel rail and vinyl flooring.

## SEPARATE WC (8' 9" x 2' 11") or (2.67m x 0.88m)

Coving. Frosted glass window. Two piece suite comprising wall mounted wash hand basin and Low level w.c. Partly tiled walls. Vinyl flooring.

## BEDROOM 1 (13' 5" x 9' 7") or (4.10m x 2.93m)

Coving. PVCu double glazed window overlooking the rear. Built-in wardrobes. Radiator and fitted carpet.

## BEDROOM 2 (12' 4" x 9' 11") or (3.76m x 3.01m)

PVCu double glazed patio sliding doors leading out on to the rear garden. Radiator and fitted carpet.

## BEDROOM 3 (10' 2" x 9' 3") or (3.10m x 2.81m)

PVCu double glazed window overlooking the side. Radiator and fitted carpet.

## OUTSIDE

Enclosed low maintenance garden to the rear which is partly laid to patio and chippings. To the side of of the property there is a driveway leading to a low maintenance front garden.



## GARAGE

PVCu double glazed window overlooking the rear. Frosted glass PVCu double glazed door leading out on to the rear garden. Up and over door to the front. Wall mounted Worcester combination boiler. Power supply and lighting.



# EPC

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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