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

£250,000

PJC PAYTON
JEWELL
CAINES

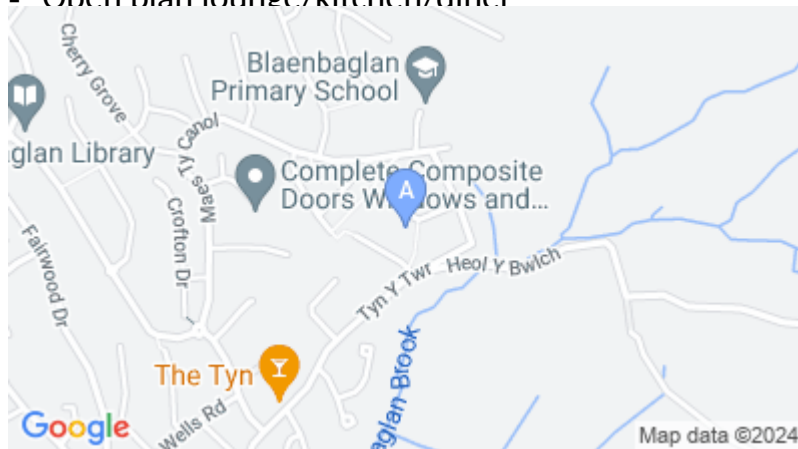
Tyn Y Twr, Baglan, Port Talbot, Neath Port Talbot. SA12 8YE

We are pleased to offer this superb 'Show Home' standard three bedroom semi detached house, which has been refurbished and modernised throughout to a high standard. Viewing is highly recommended to fully appreciate this impressive family home. Situated within walking distance to Blaenbaglan Primary School and local bus stop. Short drive to the M4 corridor and Port Talbot Town Centre with all amenities and facilities.

Property is offered as Freehold on completion no sooner than November 1st 2023

£250,000 - Freehold

- Show Home standard three bedroom semi detached house
- Open plan lounge/kitchen/diner



DESCRIPTION

We are pleased to offer this superb 'Show Home' standard three bedroom semi detached house, which has been refurbished and modernised throughout to a high standard. Viewing is highly recommended to fully appreciate this impressive family home. Offering off road parking for several vehicles, generous sized garage, landscaped rear garden with great views over coastal area.

Accommodation benefits from : Entrance hall, lounge and open plan to Modern fitted kitchen/diner. First floor three bedrooms and family bathroom. Outside garden to rear and open plan frontage with off road parking, single detached garage.

ENTRANCE

Access via PVCu double glazed front door and matching side screen.

ENTRANCE HALL

A welcoming entrance hall. Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. Understairs cupboard. Staircase to first floor with fitted carpet. Oak doors leading off.

LOUNGE (12' 10" x 11' 1") or (3.92m x 3.39m)

Skimmed ceiling and inset ceiling lights. Emulsioned walls. Radiator. Continuation of laminate floor. PVCu double glazed window to front elevation and venetian blinds. Opening into:

KITCHEN/DINING ROOM (16' 11" x 11' 5") or (5.15m x 3.47m)

Skimmed ceiling with inset ceiling lights and modern pendant light over breakfast island. Continuation of laminate flooring. Modern radiator. Refurbished kitchen to high standard comprising wall and base units, base units with plinth light. Complementary work surfaces and tiled splash back areas. Single drainer sink unit with mixer tap. Electric cooker point. Plumbing for automatic washing machine. Space for American style fridge/freezer. Bespoke island offering seated area for dining and storage cupboards below. PVCu double glazed window to side elevation, door and side screen to rear, feature bi-fold door on to rear garden.

LANDING

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to side elevation with venetian blinds. Fitted carpet. All doors lead off.

BATHROOM (7' 4" x 6' 2") or (2.23m x 1.88m)

Skimmed ceiling. Fully tiled walls. Three piece suite in white comprising pedestal wash hand basin, low level w.c., shower bath with overhead electric shower. Vinyl floor covering. Radiator. Two PVCu frosted double glazed window to rear elevation.

BEDROOM 1 (12' 10" x 10' 4") or (3.92m x 3.14m)

Skimmed ceiling. Emulsioned walls. Radiator. Laminate flooring. PVCu double glazed window to front elevation with venetian blinds, boasting spectacular views over surrounding area.

BEDROOM 2 (11' 6" x 9' 3") or (3.50m x 2.81m)

Skimmed ceiling. Access into attic. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to rear elevation with venetian blinds.



BEDROOM 3 (9' 11" x 6' 6") or (3.03m x 1.98m)

Skimmed ceiling and coved. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to front elevation and venetian blinds boasting spectacular views over surrounding areas.

FRONT

Front is open plan with off road parking for two vehicles. Double gates leading to side with more off road parking which leads to the garage.

GARAGE (21' 7" x 12' 6") or (6.59m x 3.82m)

Access via up and over doors. Electricity supplied and lighting. Curtsey door and window accessible from rear garden.

REAR GARDEN

Rear garden enclosed and bounded by wall and wood panel fencing. Good size paved patio area ideal for garden furniture. Astroturf and footpath leading to raised decked area, offering good space for BBQ and garden furniture, boasting spectacular views of surrounding coastal area.


NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	72	
(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	

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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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