

Payton
Jewell
Caines



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

£279,950



PAYTON
JEWELL
CAINES

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

Generously sized FOUR BEDROOM CHALET STYLE HOUSE, situated in the sought after area of Baglan with views across the bay. With some modernisation this property would make a BEAUTIFUL FAMILY HOME. Viewing is highly recommended to see the potential this house has to offer. Offered with NO ONGOING CHAIN.

£279,950 - Freehold

- Four bedroom chalet style house
- Large lounge
- Integral garage/off road parking
- Views overlooking the bay
- NO ONGOING CHAIN
- Council Tax E /EPC



DESCRIPTION

We are pleased to offer to the market this generously sized FOUR BEDROOM CHALET STYLE HOUSE, situated in the sought after area of Baglan and located within close proximity to local shops, schools, amenities and transport links. With some modernisation this property would make a BEAUTIFUL GENEROUS FAMILY HOME.

Accommodation briefly comprises hallway, lounge, kitchen, cloakroom, four bedrooms and family bathroom.

Externally there are enclosed front and rear hardens, with off road parking and integral garage.

ENTRANCE

Accessed via frosted double glazed PVCu door into:

HALLWAY

Stippled ceiling and coved. Emulsioned walls. Radiator. Fitted carpet. Staircase to first floor accommodation. Doors leading off.

LOUNGE (28' 3" x 14' 1") or (8.61m x 4.30m)

Artexed ceiling and coved. Emulsioned walls. Dual aspect front and rear facing double glazed windows with fitted Venetian blind. Three Radiators. Fitted carpet. Marble and stone hearth and fire surround with wooden mantle and gas fire. Door into:

KITCHEN (18' 1" x 9' 0") or (5.52m x 2.74m)

Stippled ceiling and coved. Papered walls. Rear facing PVCu double glazed window with fitted Venetian blind. Rear facing part glazed PVCu door leading to rear garden. Carpet tiles. Room is fitted with a range of solid wood wall and base units. Laminate worktops. Stainless steel sink and double drainer with chrome hot and cold mixer tap. Under counter space for two appliances. Electric cooker. Floor mounted gas boiler housed in cupboard. Door into hallway.

CLOAK ROOM

Stippled ceiling. Emulsioned walls. Front facing frosted PVCu double glazed window with net curtain. Fitted carpet. Room is fitted with a two piece white suite comprising w.c vanity wash hand basin with chrome hot and cold mixer taps.

LANDING

Stippled ceiling and coved. Loft access hatch. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (16' 0" x 13' 0") or (4.87m x 3.95m)

Stippled ceiling and coved. Emulsioned walls with one papered wall. Front facing PVCu double glazed window with fitted venetian blind, curtain pole and curtains. Radiator. Fitted carpet. Two double door built in wardrobes.

BEDROOM 2 (12' 9" x 10' 10") or (3.88m x 3.30m)

Stippled ceiling and coved. Emulsioned walls. Rear facing PVCu double glazed window with fitted venetian blind, curtain pole and curtains boasting spectacular views over Swansea Bay. Radiator. Fitted carpet. Two built in wardrobes.



BEDROOM 3 (12' 11" x 6' 7") or (3.94m x 2.00m)

Stippled ceiling and coved. Emulsioned walls with one papered wall. Side facing PVCu double glazed window with net curtain, curtain pole and curtains. Radiator. Fitted carpet.

BEDROOM 4 (10' 4" x 7' 11") or (3.14m x 2.41m)

Stippled ceiling. Emulsioned walls with one papered wall. Front facing PVCu double glazed window with fitted Venetian blind, curtain pole and curtains. Radiator. Fitted carpet.

FAMILY BATHROOM (8' 6" x 6' 2") or (2.60m x 1.87m)

Stippled ceiling. Emulsioned walls. Ceramic tiles to splash back areas. Rear facing frosted PVCu double glazed window. Radiator. Fitted carpet. Room is fitted with three piece pink suite comprising pedestal wash hand basin with chrome hot and cold taps, w.c. pink bath with chrome hot and cold mixer tap and wall mounted shower with shower curtain. Double door airing cupboard housing the water tank.

OUTSIDE

Front garden bounded on three sides by wall and wood fence. Laid mainly to lawn. Tarmac driveway for off road parking leading to integral garage. Paved path leading to front door and side access.

Rear garden is landscaped over three levels with generous paved sun terrace leading down to lawned area. Gravel bed. Corner sun terrace. Garden is bounded on three sides by wall, wood fence and hedging.


INTEGRAL GARAGE

Accessed via traditional up and over garage door with power installed.

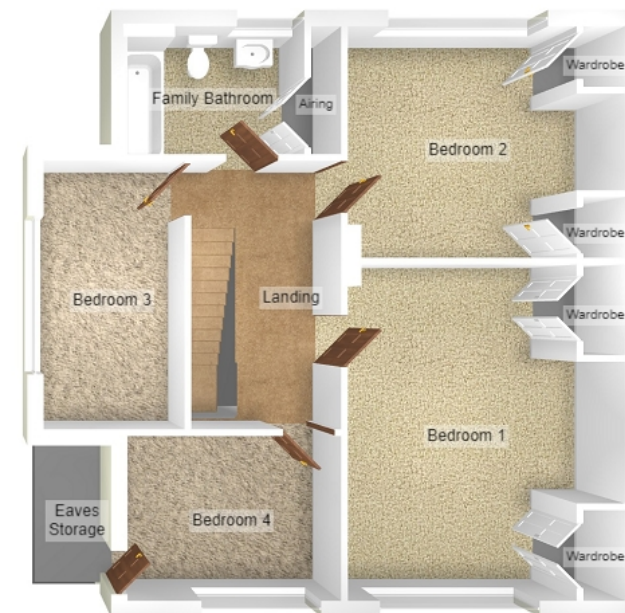


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(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

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk