

Payton
Jewell
Caines



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

Offers In Excess Of
£300,000



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We are proud to present to the market this four bedroom traditional build BUNGALOW located in the popular area of Baglan. Early viewing is highly recommended to appreciate the location of this immaculate family home which is being sold with NO ONGOING CHAIN.

Offers In Excess Of £300,000 - Freehold

- Four bedroom detached bungalow
- 'L' shaped kitchen/diner
- Front and rear gardens
- Off road parking for two vehicles
- NO ONGOING CHAIN
- EPC C-/Council Tax D



DESCRIPTION

We are proud to present to the market this four bedroom traditional build BUNGALOW located in the popular area of Baglan. Situated with close access to local shops, Ysgol Gynradd Baglan Primary School, Blaenbaglan Primary School and local amenities. The property offers off road parking for two vehicles as well as benefiting from street parking providing plenty of spaces for the whole family. Early viewing is highly recommended to appreciate the location of this immaculate family home which is being sold with NO ONGOING CHAIN.

Property briefly consists of reception room, 'L' shaped kitchen/diner, four bedrooms and family bathroom. Externally there are both front and rear gardens with off road parking for two vehicles.

ENTRANCE

Access via part double glazed PVCu front door leading into hallway. Emulsioned ceiling with coving and inset spotlights. Emulsioned walls. Solid wood flooring. Radiator. Built in storage cupboard. Doors leading off.

RECEPTION (15' 3" x 14' 1") or (4.65m x 4.30m)

Emulsioned ceiling with ceiling rose, pendant light fitting and coving. Emulsioned walls with one papered accent wall. Skirting board. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted vertical blinds. Double doors leading into:

KITCHEN/DINER (21' 3" max x 18' 5" max) or (6.47m max x 5.61m max)

Measurements at widest point

Emulsioned ceiling with coving and built in spotlights. Emulsioned walls with feature slate tiles to splash back areas. Solid wooden flooring. Radiator. Kitchen is fitted with a range of cream gloss floor and wall cupboards with complementary wood effect work surfaces. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Built in four ring ceramic electric hob with stainless steel overhead extractor hood. High level built in electric oven. Space for side by side fridge/freezer. Undercounter space for two appliances. One wall cupboard housing the gas fired combination boiler. Centre placed kitchen island with built in storage. Two PVCu double glazed windows, one side facing and one rear facing, with fitted roman blind. PVCu double glazed sliding doors leading to the rear garden.

BEDROOM 1 (12' 3" x 9' 10") or (3.73m x 3.00m)

Stippled ceiling with coving. Emulsioned walls. Skirting board. Solid wood flooring. Radiator. Cream gloss built in wardrobes with overhead storage. Front facing PVCu double glazed window with fitted Venetian blinds.

BEDROOM 2 (9' 10" x 9' 1") or (3.0m x 2.78m)

Stippled ceiling with coving. Emulsioned walls with feature wood panel. Solid wood flooring. Radiator. Front facing PVCu double glazed window with fitted Venetian blind.

BEDROOM 3 (10' 8" x 7' 3") or (3.24m x 2.20m)

Stippled ceiling with coving. Emulsioned walls with papered feature accent wall. Skirting board. Solid wood flooring. Radiator. Side facing PVCu double glazed window with fitted vertical blind.



BEDROOM 4/CONVERTED GARAGE (16' 9" x 7' 7") or (5.10m x 2.30m)

Emulsioned ceiling. Emulsioned walls. Skirting board. Wood effect laminate flooring. Radiator. Front facing PVCu double glazed window with fitted vertical blinds. Rear facing PVCu double glazed french doors to rear garden with fitted vertical blinds.

FAMILY BATHROOM (9' 10" x 6' 7") or (3.0m x 2.0m)

Emulsioned ceiling with inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Chrome wall mounted heated towel rail. Room is fitted with a four piece white suite comprising of low level WC, wall mounted wash hand basin with chrome hot and cold mixer tap, white bathtub with Jacuzzi jets and centre fill chrome hot and cold mixer tap, corner shower cubicle with chrome shower and glass sliding doors. Side facing frosted PVCu double glazed window with fitted roller blind.

OUTSIDE

Front garden is laid mainly with lawn with decorative gravel border. Herringbone pavers providing off road parking for two vehicles. Bounded on three sides by brick wall.

Rear garden is enclosed and bounded on three sides by wood fence and hedging. Laid mainly to lawn with slate sun terrace. Original build storage shed. Side access to front of the property.


NOTE

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		82
(69-80) C	69	
(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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