

Payton  
Jewell  
Caines



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

Early viewing is highly recommended to fully appreciate this well presented three bedroom semi detached corner plot house in the popular area of Baglan boasting spectacular views over surrounding area and coast where you can see as far as Mumbles Bay. This would make the ideal home for any GROWING FAMILIES. Can be offered with no ongoing chain.

£250,000 - Freehold

- Three bedroom semi-detached house
- Three reception rooms
- Upstairs family bathroom and downstairs WC
- Single garage - No ongoing chain
- Spectacular views over surrounding area
- EPC D/Council Tax C





## DESCRIPTION

Early viewing is highly recommended to fully appreciate this well presented three bedroom semi detached corner plot house in the popular area of Baglan boasting spectacular views over surrounding area and coast where you can see as far as Mumbles Bay. Located close to local shops, Blaenbaglan Primary School, Ysgol Gynradd Baglan Primary School, amenities and excellent transport links to Port Talbot town centre and the M4 corridor. This would make the ideal home for any GROWING FAMILIES. Can be offered with no ongoing chain.

The property briefly consists of lounge, dining room, sun room, kitchen, cloakroom, family bathroom and three bedrooms. Externally there is a front and rear gardens, summer house, single garage and off road parking.

## ENTRANCE

Access via PVCu front door with decorative double glazed side screens leading into a welcoming entrance porch. Stippled ceiling. Emulsioned walls. Vinyl flooring. Radiator.

## W.C.

Stippled ceiling. Emulsioned walls. Continuation of the vinyl flooring. Low level WC and hand basin set within system, tiled splash back area. PVCu frosted double glazed window to rear of property.

## HALLWAY

Stippled ceiling. Emulsioned walls. Laminate flooring. Radiator. Staircase to first floor accommodation with fitted carpet. Understair storage. Doors leading off.

## LOUNGE (12' 11" x 10' 10") or (3.94m x 3.30m)

Stippled ceiling. Emulsioned walls. Laminate flooring. Radiator. Focal point to the room is the fire surround with tiled hearth and inset ideal for electric fire. PVCu double glazed window to front of property set within bay. Double doors leading to:

## DINING ROOM (10' 10" x 9' 7") or (3.31m x 2.91m)

Stippled ceiling. Emulsioned walls. Wood block flooring. Radiator. Part panelled and part multi glazed door into Kitchen. Opening into:

## SUN ROOM (8' 8" x 7' 5") or (2.64m x 2.26m)

Skimmed ceiling. Emulsioned walls. Continuation of wood block flooring. Radiator. Two PVCu double glazed windows to rear of property boasting spectacular views over surrounding costal area.

## KITCHEN (11' 5" x 7' 3") or (3.49m x 2.20m)

Skimmed ceiling. Emulsioned walls with tiled splash back area. Tiled flooring. Range of wall and base units in Shaker design and complementary work surfaces. Single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Space for under counter fridge and freezer. Door leading into large pantry area. Gas cooker point. Two PVCu double glazed windows and part panel part double glazed door to rear garden.



## LANDING

Stippled ceiling with loft access hatch. Attic houses the combination boiler. Emulsioned walls. Fitted carpet. PVCu double glazed picture window to side elevation with spectacular views over surrounding wooded area. Doors leading off.

## FAMILY BATHROOM (7' 5" x 6' 0") or (2.27m x 1.83m)

Refurbished bathroom to a high standard. Skimmed ceiling with inset ceiling lights. Fully tiled walls. Matching floor tiles. Chrome towel rail heater. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, panelled bath with overhead mains fed rainfall shower, hand held shower and shower screen. PVCu frosted double glazed window to rear of property.

## BEDROOM 1 (13' 2" x 8' 2") or (4.01m x 2.49m)

\*Measurements including fitted wardrobes\*

Stippled ceiling. Emulsioned walls. Fitted carpet. Radiator. Bank of wall to wall, ceiling to floor wardrobes. Built in airing cupboard with shelving and radiator. PVCu double glazed window to front of property.

## BEDROOM 2 (11' 5" x 9' 3") or (3.47m x 2.83m)

Stippled ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property boasting spectacular views over surrounding area and coastal views.

## BEDROOM 3 (9' 11" x 6' 7") or (3.01m x 2.01m)

Stippled ceiling. Emulsioned walls. Laminate flooring. Radiator. Cupboard over staircase area. PVCu double glazed window to side of property boasting good views over country side.

## OUTSIDE

Front garden is enclosed and bounded by wall. Wrought iron gate giving access to footpath to front door. Front garden has hedgerow borders. Laid to lawn and flower borders.

Rear garden is enclosed and bounded by wood panel fencing and part wall. Landscaped garden offering several decked areas for garden furniture. Gravel borders. Summer house. Area for BBQ. Outside tap. Two garden gates one to front garden and one to rear, off road parking and single detached garage.

## 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](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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