

Payton  
Jewell  
Caines



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

£249,950

**PJC** PAYTON  
JEWELL  
CAINES

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

Early viewing is highly recommended to fully appreciate what this property has to offer. We are pleased to offer to the market this three bedroom traditional build detached bungalow situated in the heart of the Baglan area. NO ONGOING CHAIN.

## £249,950 - Freehold

- Three bedroom detached bungalow
- Two reception rooms
- Off road parking with garage
- Spectacular views
- NO ONGOING CHAIN
- Council Tax D/EPC D



## DESCRIPTION

We are pleased to offer to the market this three bedroom traditional build detached bungalow situated in the heart of the Baglan area. 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. Offered with NO ONGOING CHAIN.

Accommodation briefly consists of 'L' shaped hallway, two reception rooms, kitchen, three bedrooms and family bathroom. Externally there are front and rear gardens with off road parking, garage and balcony offering spectacular views over to Mumbles Point.

## ENTRANCE

Access via part glazed PVCu front door leading into:

## PORCH

PVCu porch with wrap around double glazed windows. Ceramic floor tiles. Glazed wooden framed door leading into:

## L-SHAPED HALLWAY

Stippled ceiling and coving. Emulsioned walls. Radiator. Wood effect laminate floor. Built in storage cupboard housing the new Vaillant combination boiler. Doors leading off.

## RECEPTION 1 (16' 1" x 14' 1") or (4.89m x 4.30m)

Accessed via wooden door with glazed side panels. Artexed ceiling with coved ceiling. Emulsioned walls with one papered feature wall. Radiator. Fitted carpet. Wooden fire surround with inset coal effect gas fire. Two rear facing PVCu double glazed windows offering spectacular views over Mumbles point. Rear facing PVCu double glazed door leading to balcony area. Opening with concertina doors into:

## RECEPTION 2/DINING ROOM (9' 10" x 9' 5") or (3.00m x 2.87m)

Artexed ceiling with coving. Emulsioned walls. Radiator. Wood effect laminate floor. Rear facing PVCu double glazed window with fitted roller blind, curtain and curtain pole. Concertina door leading into:

## KITCHEN (10' 8" x 8' 4") or (3.24m x 2.53m)

Stippled ceiling. Flush light fitting. Floor to ceiling ceramic wall tiles. Two papered walls. Radiator. Vinyl flooring. Room is fitted with a range of wood effect wall and base units with laminate worktops. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Built in black four ring electric hob with built in double electric oven and grill below and overhead stainless steel extractor hood. Under counter space for three appliances. Two built in storage cupboards. Side facing PVCu double glazed window with fitted roller blind and side facing frosted PVCu double glazed door leading to rear garden.

## BEDROOM 1 (13' 0" x 9' 10") or (3.95m x 3.0m)

Stippled ceiling. Emulsioned walls. Radiator. Wood effect laminate floor. Front facing PVCu double glazed window with net curtain and curtains. Room is fitted with a range of grey melamine bedroom furniture comprising floor to ceiling wardrobes across one wall and drawer storage. Two bedside tables.



## **BEDROOM 2 (9' 10" x 9' 3") or (3.0m x 2.81m)**

Stippled ceiling. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with net curtain and curtains. Built in floor to ceiling wardrobe with mirrored sliding doors.

## **BEDROOM 3 (9' 7" x 6' 6") or (2.92m x 1.97m)**

Stippled ceiling. Emulsioned walls. Radiator. Fitted carpet. Side facing PVCu double glazed window with net curtain and curtains.

## **FAMILY BATHROOM (7' 9" x 6' 6") or (2.35m x 1.97m)**

Artexed ceiling. Flush light fitting. Floor to ceiling ceramic wall tiles. Vinyl floor tiles. Side facing frosted PVCu double glazed window with net curtain. Room is fitted with a four piece suite in beige comprising low level w.c, bathtub with gold hot and cold mixertap with shower attachment, vanity wash hand basin with chrome hot and cold taps set within vanity unit, shower cubicle with wall mounted mains fed shower, shower tray and glass bi-fold doors.

## **OUTSIDE**

The front is bounded on three sides by brick wall and laid with decorative gavel and planted with mature shrubs. Herringbone brick paved driveway leading to the front door and single garage.

The rear is bounded on three sides by white ranch style fencing with a balcony offering spectacular views over to Mumbles point. Ceramic tiled sun terrace. Steps down to stone sun terrace and lawned area with gravel beds and planted flower beds with mature shrubs. Wooden storage shed to remain.

## **GARAGE**

Accessed via traditional up and over door. Courtesy rear door. Power installed.

## **NOTES**

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

There is currently no broadband connection to the property.



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>	61	
(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.



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

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)