

FOR
SALE



4 Tywyn Close, Aberavon, Port Talbot, West Glamorgan SA12 6LB

£299,950 -

Payton
Jewell
Caines

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PROPERTY SUMMARY

We are pleased to present to the market this three double bedroom detached bungalow in a desirable area close to Aberavon beach, local schools, shops and amenities. The property requires some modernisation throughout and has potential for a beautiful family home. Early viewing recommended. No ongoing chain.

Key features

FREEHOLD

Sought after cul-de-sac location

Recently replaced the roof and guttering

Solar panels - leased

Recently rewired and new circuit board added

New boiler installed in 2022 with a 10 year guarantee

NO ONWARD CHAIN

POINTS OF INTEREST

- Three bedroom detached bungalow
- Family bathroom and separate WC
- Off road parking/ Integral garage

- Spacious lounge with feature fireplace
- Kitchen/diner/ EPC - B, Council tax band - D
- Front and rear gardens/ No ongoing chain



ROOM DESCRIPTIONS

Entrance

Via PVCu double glazed front door into hallway finished with artexed and coved ceiling, pendant light, papered walls and solid wood flooring. Door to accommodation.

L-shaped lounge

5.95m Max x 4.97m Max (19' 6" Max x 16' 4" Max)

Artexed and coved ceiling, two flush light fittings, papered walls, front facing PVCu double glazed window with fitted Venetian blinds, curtains and curtain pole. Radiator and fitted carpet. Feature stone hearth with fire surround. Door into dining room.

Dining Room

3.20m x 3.72m (10' 6" x 12' 2")

Emulsioned and coved ceiling, pendant light, papered walls with one wall artexed, PVCu double glazed sliding doors to the rear garden, radiator and fitted carpet. Arch way through to kitchen.

Kitchen

3.32m x 2.69m (10' 11" x 8' 10")

Emulsioned and coved ceiling, spot lights, emulsioned walls with one artexed feature wall, ceramic tiles to splash back areas. Rear facing PVCu double glazed window with fitted roller blind and vinyl flooring. A range of white shaker style wall and base units with solid wood work surfaces. Belfast sink with chrome mixer tap. Built in four ring electric hob with overhead stainless steel extractor hood. Built in high level electric oven and grill. Integrated under counter fridge and freezer. Under counter space for washing machine. Part glazed PVCu door leading to the rear garden.

Inner hallway

Artexed and coved ceiling, pendant light, access to loft, papered walls, radiator, built in storage cupboard and doors leading off.

Bedroom 1

3.53m x 3.0m (11' 7" x 9' 10")

Measurements to the face of the wardrobes. Artexed and coved ceiling, pendant light, papered walls. Front facing PVCu double glazed window with fitted Venetian blinds, curtain pole and curtains. Radiator and fitted carpet. A range of bedroom furniture comprising wardrobes, drawers, drawer units, dresser and bedside table.

Bedroom 2

3.0m x 2.69m (9' 10" x 8' 10")

Artexed and coved ceiling, pendant light, papered walls. Rear facing PVCu double glazed window with fitted Venetian blinds. Radiator and fitted carpet.

Bedroom 3

2.72m x 2.73m (8' 11" x 8' 11")

Artexed and coved ceiling, pendant light, emulsioned walls. Rear facing PVCu double glazed window with fitted Venetian blinds. Built in storage cupboard, radiator and fitted carpet.

Family bathroom

3.02m x 2.40m (9' 11" x 7' 10")

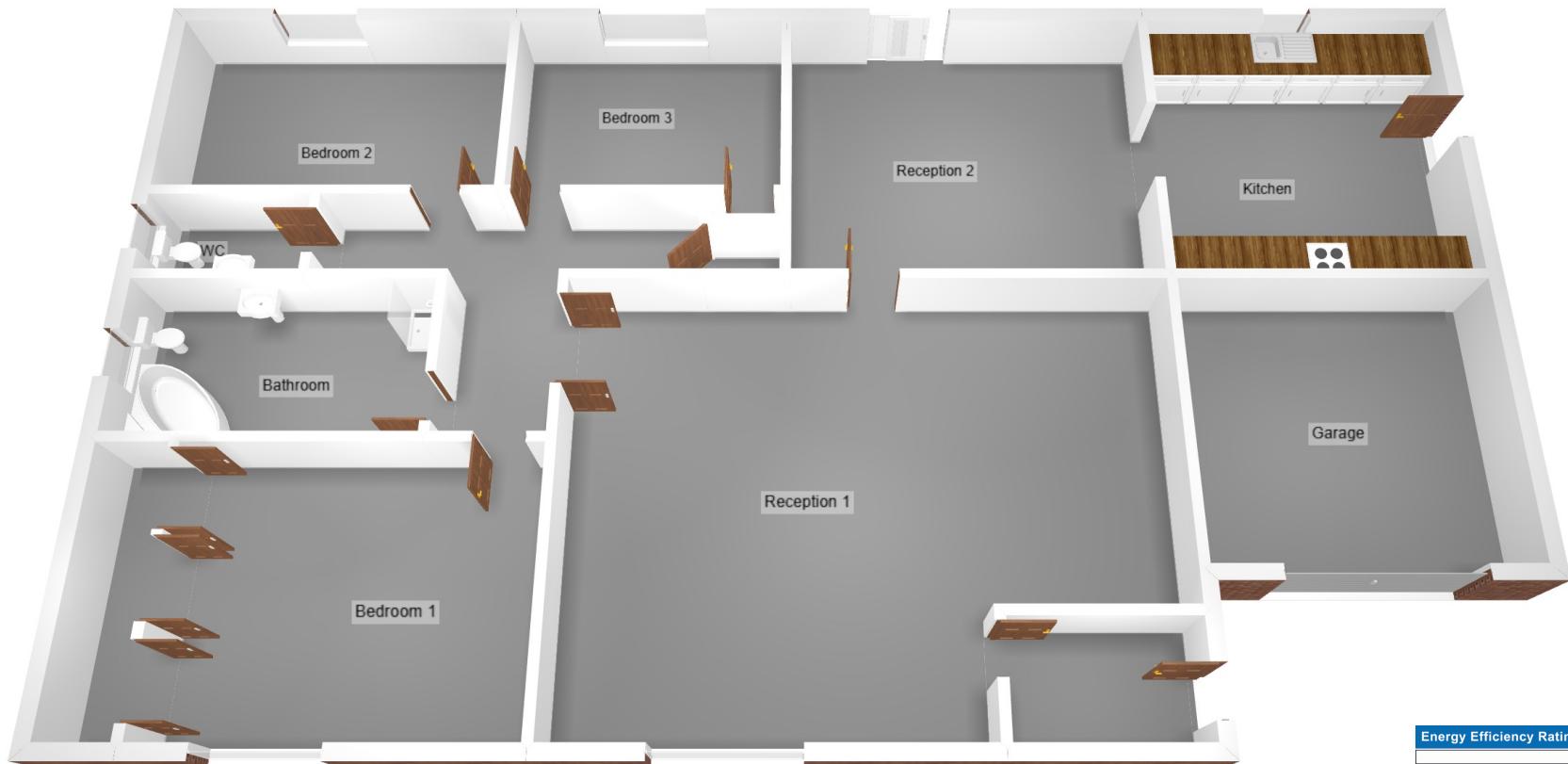
Emulsioned ceiling, flush light fitting, part emulsioned/part tiled walls, wall mounted chrome heated towel rail. Rear facing PVCu frosted double glazed window with fitted roller blind and ceramic tiled flooring. Four piece suite in white comprising WC, wash hand basin set within white gloss vanity unit, shower with wall mounted Mira electric shower and sliding doors. Corner bath with chrome mixer tap.

W.C.

2.0m x 1.19m (6' 7" x 3' 11")

Emulsioned ceiling, flush light fitting, part emulsioned/part ceramic tiled walls. Side facing PVCu frosted double glazed window with fitted roller blind and ceramic tiled flooring. Two piece suite in white comprising WC and wash hand





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	99	
(81-91)	B	84	
(69-80)	C		
(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			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	94	
(81-91)	B		
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			