

FOR
SALE



175 Tyn Y Twr, Baglan, Port Talbot, West Glamorgan SA12 8YE

£229,000 - Freehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Three bedroom semi detached house situated in a popular cul-de-sac location. The property comprises entrance hall, lounge, newly fitted kitchen, recently decorated bathroom, front and rear gardens and off road parking. Close to Baglan primary school, local transport links and easy access to the M4 motorway. Viewing recommended.

POINTS OF INTEREST

- Three bedroom semi detached house
- Newly fitted kitchen
- Recently decorated bathroom
- Front and rear gardens
- Off road parking
- Close to local primary school
- Viewing recommended



ROOM DESCRIPTIONS

Entrance

Via PVCu double glazed opaque door into the entrance hall.

Entrance Hall

Papered walls, radiator, two double timber glazed doors leading into the lounge and stairs with fitted carpet to the first floor.

Lounge

3.65m x 7.42m (12' 0" x 24' 4") Emulsioned walls, coving, , PVCu double glazed bow window to the front, two radiators and aluminium framed patio door leading to the rear. Under stairs storage cupboard and feature fireplace. Two timber framed glazed doors leading into the kitchen.

Kitchen

3.10m x 3.57m (10' 2" x 11' 9") max. Aluminium framed double glazed opaque door leading to the rear garden, radiator, aluminium framed double glazed opaque door leading to the front. Emulsioned walls with tiling to the splash backs and tiled flooring. Newly fitted kitchen with a range of matching wall and base units with complementary work surfaces housing a stainless steel sink with single drainer and integrated electric oven and hob. Double glazed aluminium window to the rear and space for washing machine and fridge.

Landing

Via stairs fitted carpet and balustrade. PVCu double glazed window to the side, loft access and emulsioned walls with one feature papered wall. Doors leading off.

Bedroom 1

4.59m x 2.68m (15' 1" x 8' 10") measurements are into the wardrobes. Emulsioned walls, fitted carpet, two wall light points, PVCu double glazed window to the front with views over Swansea Bay, radiator and sliding mirrored wardrobes,

Bedroom 2

2.80m x 2.82m (9' 2" x 9' 3") Emulsioned walls, PVCu double glazed window to the rear, radiator, fitted carpet and built in wardrobe.

Bedroom 3

2.07m x 3.10m (6' 9" x 10' 2") max. Emulsioned walls with one feature papered wall, fitted carpet, PVCu double glazed window to the front, radiator and built in storage cupboard.

Bathroom

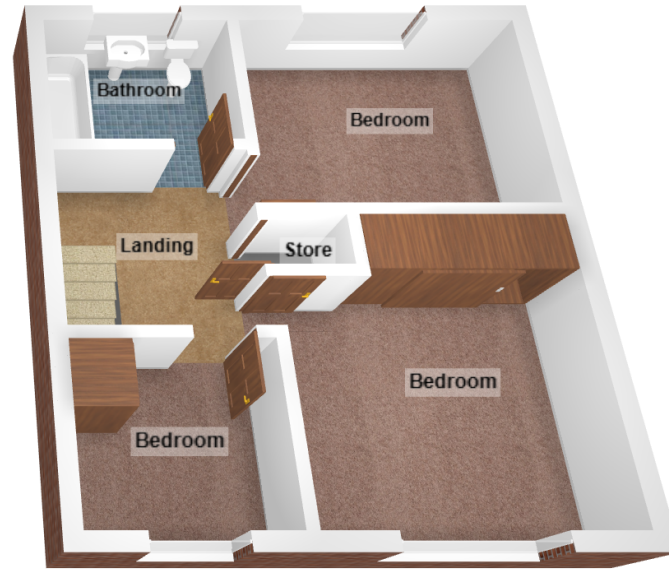
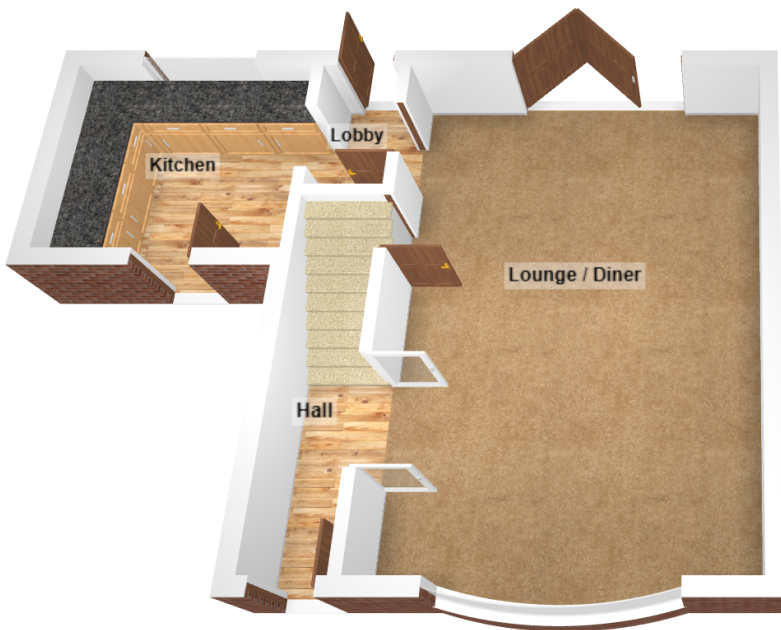
PVCu double glazed opaque window to the rear, part papered / part tiled walls, chrome towel rail and laminate flooring. Three piece suite comprising panelled bath with overhead mains fed shower attachment, pedestal wash hand basin and low level WC.

Outside

Block paved driveway to the front with retaining wall, laid to lawn with tree and gravel borders and path leading to the front door.

The rear garden is laid to synthetic lawn, Cotswold stone chippings and steps leading up to a further lawned area. Secure panel fencing and a range of trees and shrubs, BBQ pit and gate leading to the front





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	