

## **Underwood, 5 Tor-Y-Mynydd, Baglan, Port Talbot, SA12 8LE**

**Offers In The Region Of £249,950**

A detached bungalow offers spacious accommodation, boasting three double bedrooms, a lounge with dining area, a modern fitted bathroom with a separate shower, and fitted wardrobes in all bedrooms, this property offers plenty of space for you and your family. Additionally, the property comes with a single garage, gated parking to the side, and gardens to the front and rear, making it the perfect place to call home. With easy access to the motorway and local amenities, as well as being only a short drive to Aberavon seafront, this property offers the perfect balance of convenience and relaxation. The property offers vacant possession and viewing comes recommended.



## Main dwelling



## Entrance porch

Entrance door into porch area, tiled to floor and door into main lounge.

Lounge 17'3" x 12'4" (5.271 x 3.767)



Lovely spacious room with brick feature fire surround incorporating gas fire with shelf above, tongue and groove ceiling, wood flooring, window to front and two radiators.



## Dining area



Open-plan dining room from lounge with window to side, continuation of wood flooring, radiator, tongue and groove ceiling opening through to the kitchen/breakfast room.



**Kitchen 13'5" x 9'0" (4.092 x 2.748)**



Fitted with pine fronted doors to include; wood effect worksurface's, colour sink drainer with mixer taps, Lamona electric two ring hob with electric oven, space for washing machine, shelving to one wall, built-in-cupboard with shelves and alarm control unit, room for fridge freezer, tiled floor, tongue and grove ceiling, breakfast bar area with slate worktop, window and door to rear and radiator.



**Inner hall 12'8" x 2'11" (3.868 x 0.900)**



With built in cupboard, wood flooring and tongue and grove ceiling.

**Bedroom one 10'10" x 8'11" (3.313 x 2.726)**



Double room with built-in wardrobes with shelving, window to rear and radiator.



Bedroom two 9'0" x 9'0" (2.755 x 2.754)



Double room with window to front, built-in wardrobes and radiator.





**Bedroom three 9'4" x 9'2" (2.866 x 2.801)**



Double room with fitted wardrobes, window to front and radiator.

**Bathroom 8'8" x 6'11" (2.659 x 2.111)**



Modern fitted bathroom with roll top claw feet style deep bath with separate shower cubicle, low level wc and pedestal wash hand basin, window to rear and radiator.

**Shower view**



**Front garden**



Offers a degree of privacy with mature hedging, to front, gated access to entrance and driveway.



### Side garden



Paved path with mature bushes with small boundary wall.



### Rear garden



Level rear garden with shrubs and bushes, there are mature trees in the raised level garden which is owned by the council maintain this area when required by the owners. Lawn and patio area.

### Driveway



Double gated entrance to off road parking which is laid with block paving with access to the single garage.



### Garage with side entrance



Single integral garage with up and over door, power and light with side access door.

### Another view



### Underwood



### Agents note

Attic is boarded with power and light.

### Agents notes

Council Tax: Band: E

Annual Price:: £2,459 (avg)

Conservation Area :No

Flood Risk;Very Low

Floor Area

710 ft 2 / 66 m 2

Plot Size

0.09 Acres

Mobile Coverage: EE, Vodafone,Three, O2

Broadband

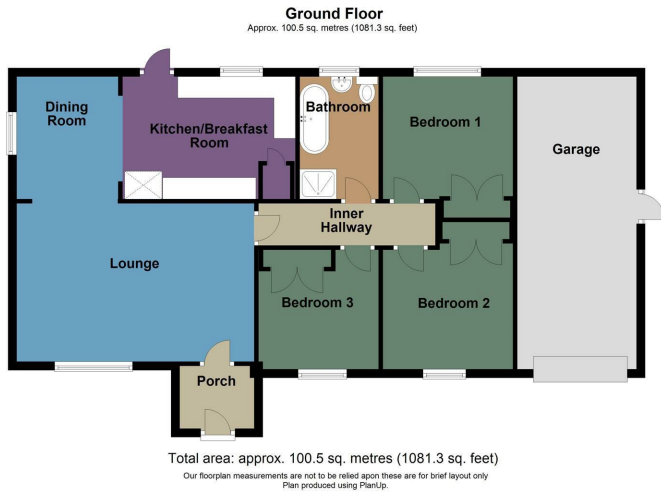
Basic:18 Mbps

Superfast: 62 Mbps

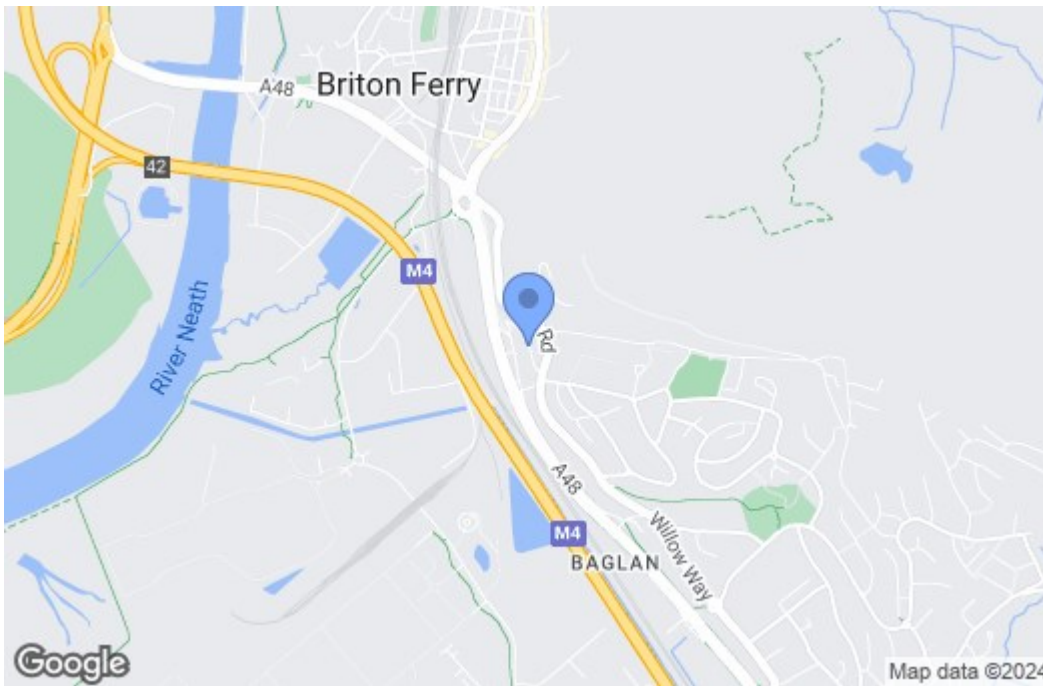
Satellite / Fibre TV Availability: BT; SkyVirgin



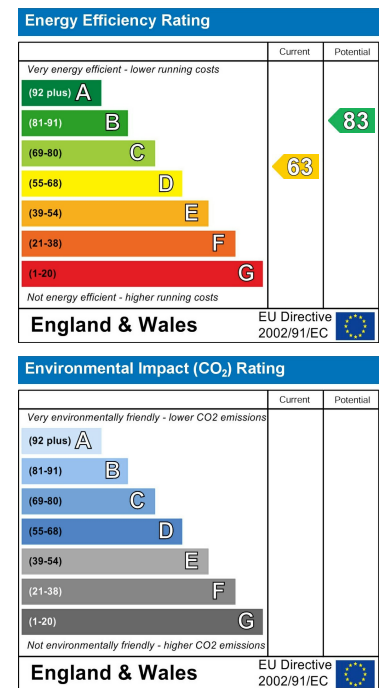
# Floor Plan



# Area Map



# Energy Efficiency Graph



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