

Payton
Jewell
Caines



Tywyn Close, Aberavon, Port Talbot, Neath
Port Talbot. SA12 6LB

Offers In Excess Of
£299,950

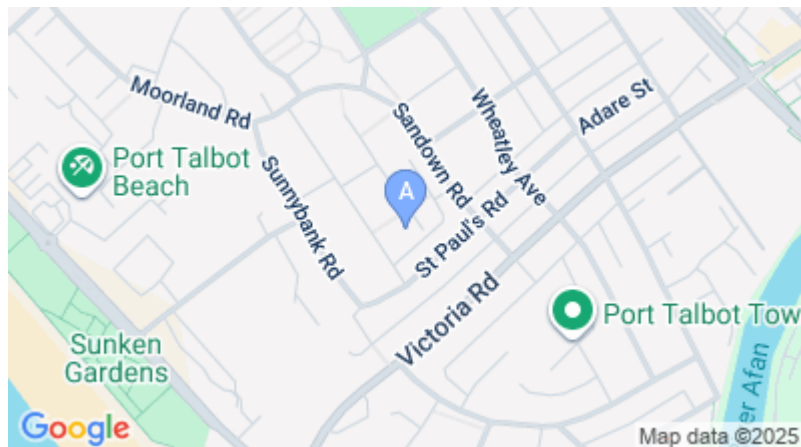
PJC PAYTON
JEWELL
CAINES

Tywyn Close, Aberavon, Port Talbot, Neath Port Talbot. SA12 6LB

Three bedroom DETACHED bungalow comprising spacious lounge, dining room, kitchen, family bathroom, separate WC, three double bedrooms, enclosed rear garden, OFF ROAD PARKING and INTEGRAL GARAGE. Sold with NO ONGOING CHAIN.

Offers In Excess Of £299,950 - Freehold

- Three bedroom detached bungalow
- Spacious lounge with feature fireplace
- Family bathroom and separate WC
- Kitchen/diner/ EPC - B, Council tax band -
- Off road parking/ Integral garage
- Front and rear gardens/ No ongoing chain



DESCRIPTION

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

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 (19' 6" max x 16' 4" max) or (5.95m max x 4.97m 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 (10' 6" x 12' 2") or (3.20m x 3.72m)

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

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

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

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

BEDROOM 3 (8' 11" x 8' 11") or (2.72m x 2.73m)

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

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

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 basin with mixer tap set on white gloss vanity unit.

OUTSIDE

Enclosed rear garden bounded by block wall and hedging, area laid to lawn with fruit trees and shrubs. Area laid to patio with planted edge border and brick built storage shed with PVCu courtesy door and window.

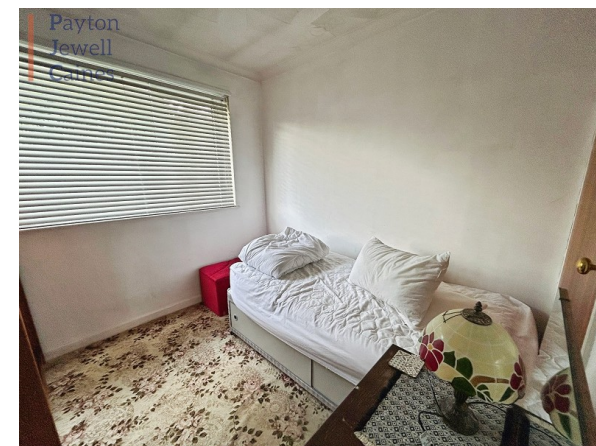
The front of the property is bounded by block wall with double metal gates giving access to concrete driveway leading to single integral garage. Concrete path to the sides of the property giving access to the rear garden.

INTEGRAL GARAGE

Roller shutter door.

NOTE

The property has solar panels and we await full details of the agreement.

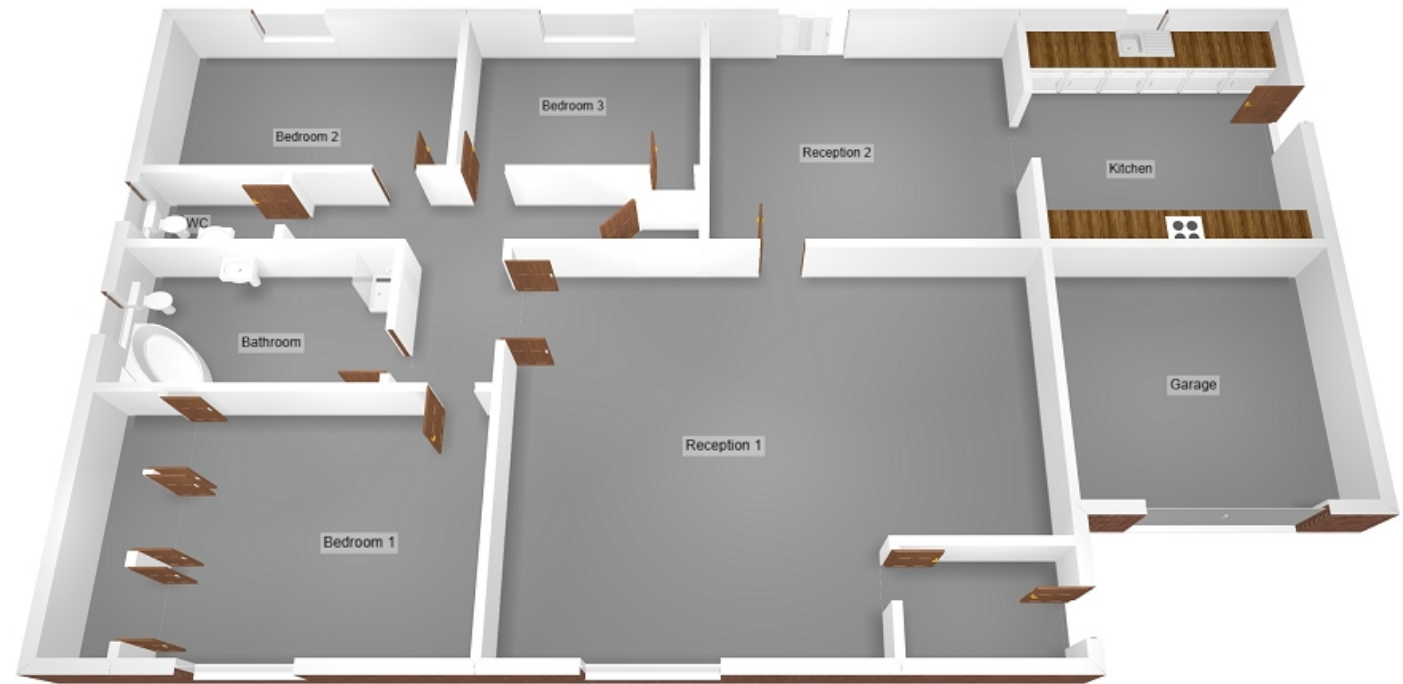


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

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	

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

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk