



62 Maes Ty Canol, Baglan – SA12 8UP
Port Talbot

£230,000

62 Maes Ty Canol

Baglan, Port Talbot

Welcome to this inviting three bedroom semi detached house, tucked away in a quiet cul-de-sac in the sought after area of Baglan. Perfect for families or those looking to settle in a peaceful spot, this property is offered with no onward chain, making your move that little bit easier. Step inside and you'll find a kitchen, ideal for every-day meals or entertaining friends. The living areas are bright and welcoming, with plenty of room to relax and unwind. Upstairs, three well-proportioned bedrooms provide comfortable spaces for everyone, and you can wake up to lovely mountain views from the front windows (a real treat to start your day). The bathroom is modern and practical, ready for you to add your own touches. Storage won't be an issue, as there's a detached garage to the side of the house (great for keeping your car safe or using as extra storage). This home is conveniently located close to local amenities, schools, and transport links, making daily life a breeze. Whether you're a first-time buyer, upsizing, or looking for a fresh start, this property is ready and waiting for you to make it your own. Book your viewing today.

- Three bedroom semi detached house
- Quiet cul-de-sac location
- No onward chain
- Spacious Conservatroy
- Mountain views
- Enclosed rear garden
- Detached garage to the side
- Sought after location of Baglan





Entrance

Via composite front door into the entrance hall.

Entrance hall

6' 0" x 13' 5" (1.82m x 4.10m)

Wood flooring, radiator and PVCu door with opaque glass.

Conservatory

12' 2" x 11' 2" (3.70m x 3.40m)

Part PVCu / part brick walls, radiator, laminate flooring and PVCu door leading to the decked area.

Lounge

25' 0" x 10' 2" (7.62m x 3.10m)

PVCu bay window to the front, PVCu French doors to the rear, two radiators and laminate flooring. Feature fireplace.

Kitchen

7' 7" x 9' 10" (2.30m x 3.00m)

A range of modern wall and base units with subway tiled splash back, space for washing machine and freestanding fridge/freezer. Integrated extractor, hob and oven. Two PVCu windows and PVCu door to the rear.

Landing

Fitted carpet, PVCu window and loft hatch.



Bathroom

6' 11" x 6' 3" (2.10m x 1.90m)

Four piece suite comprising WC, wash hand basin, shower and bath.

Tiled walls and flooring. Towel radiator and opaque PVCu window.

Bedroom 1

12' 10" x 9' 10" (3.90m x 3.00m)

Laminate flooring, radiator and PVCu window with views over the mountains.

Bedroom 2

10' 6" x 8' 10" (3.20m x 2.70m)

Built in wardrobes, fitted carpet, radiator, fitted carpet and PVCu window with views over the mountains and towards mumbles.

Bedroom 3

6' 3" x 9' 6" (1.90m x 2.90m)

PVCu window with mountain views, built in wardrobes, radiator and fitted carpet.

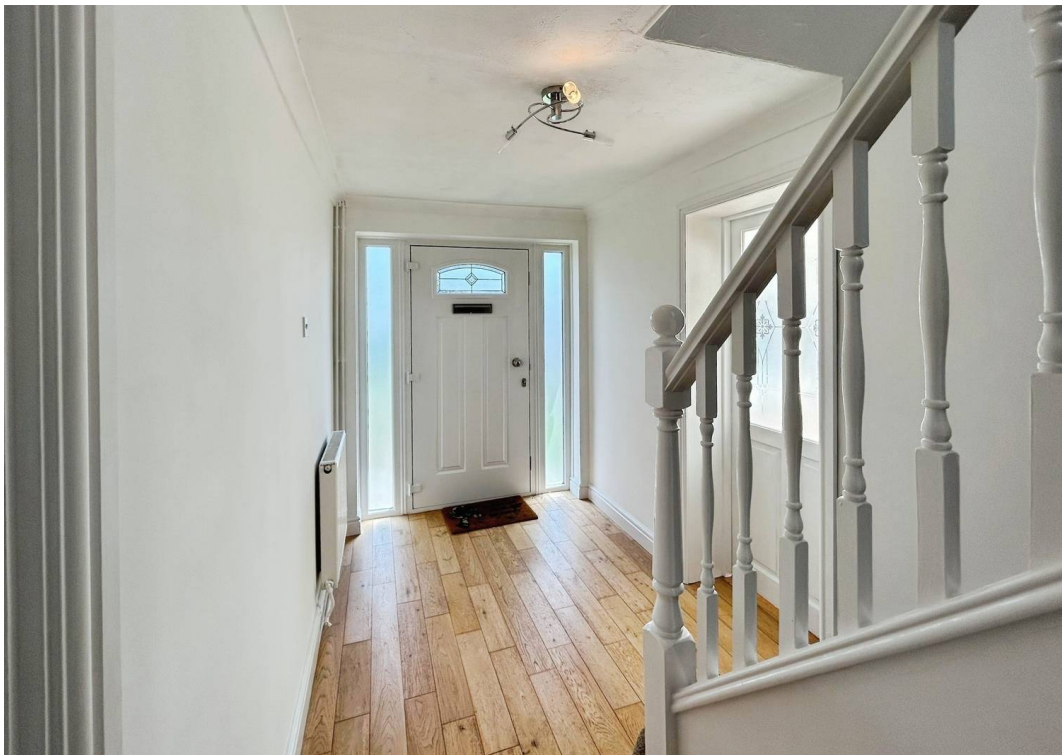
Outside

The front garden is laid to lawn with a concrete path and side access.

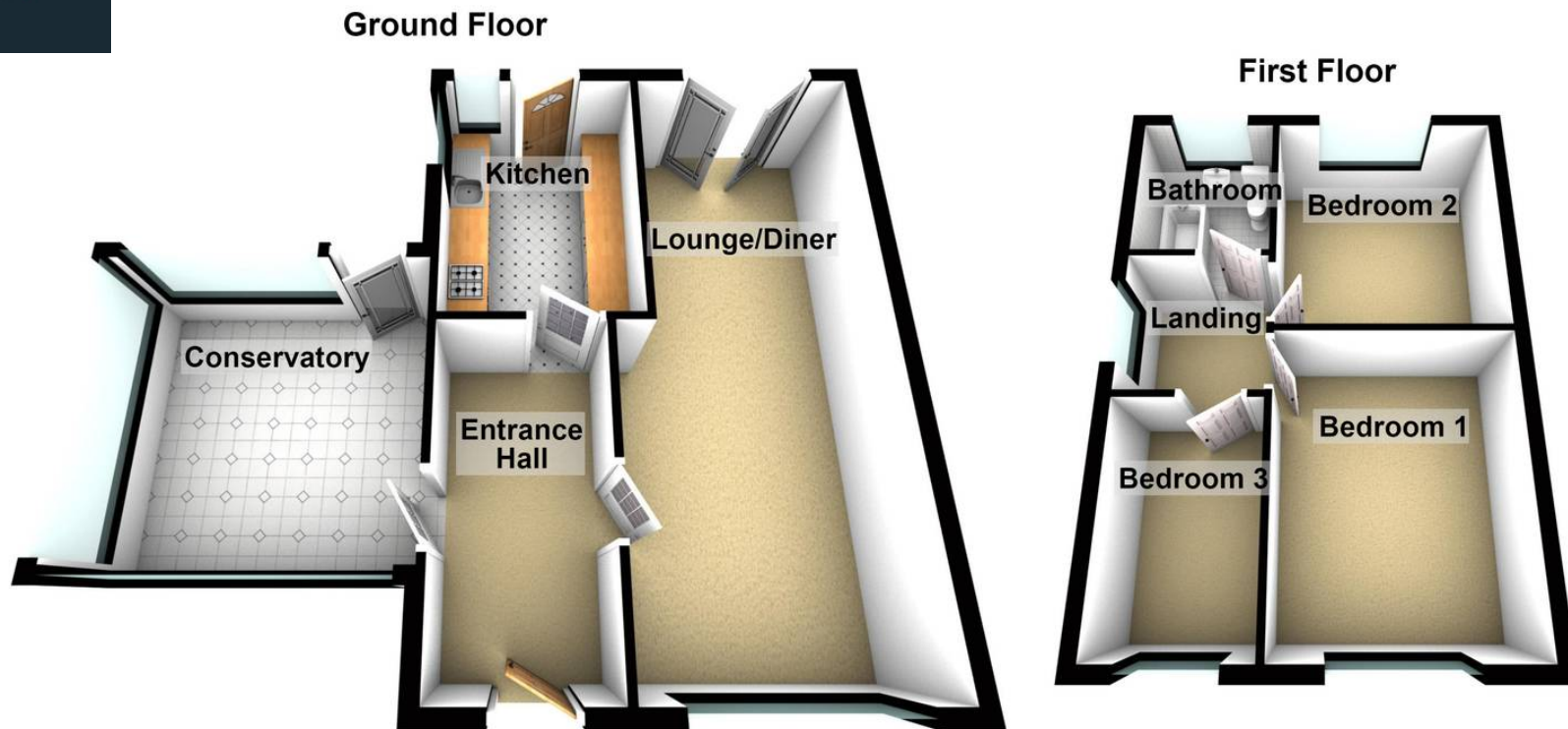
The rear garden is laid to decking and lawn with concrete path leading to the outbuilding and garage.

Tenure

Our client owns both the freehold and the leasehold title. Both will be transferred upon sale.







62 Maes Ty Canol, Baglan

Payton Jewell Caines

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.