Payton
Jewell
Caines

175 Tyn Y Twr, Baglan - SA12 8YE

Port Talbot

Offers Over **£210,000**

175 Tyn Y Twr

Baglan, Port Talbot

This well-presented three-bedroom semi-detached property is situated in a highly sought-after cul-de-sac location. The accommodation comprises an entrance hall, a through lounge with dual-aspect views, and a newly fitted kitchen complete with integrated appliances. The bathroom has been recently refurbished to a high standard. Externally, the property benefits from well-maintained front and rear gardens featuring mature trees and shrubbery, along with a block-paved driveway providing off-road parking. Ideally located close to Baglan Primary School, with excellent local transport links and convenient access to the M4 motorway, this property is perfectly suited for families and commuters alike. Early viewing is highly recommended.

- 3 Bed Semi Detached House
- Recently Decorated Bathroom
- Off Road Parking
- Viewing Recommended
- Newly Fitted Kitchen
- Front & Rear Gardens
- Close To Local Primary Schools
- No Ongoing Chain

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.

Louge
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.

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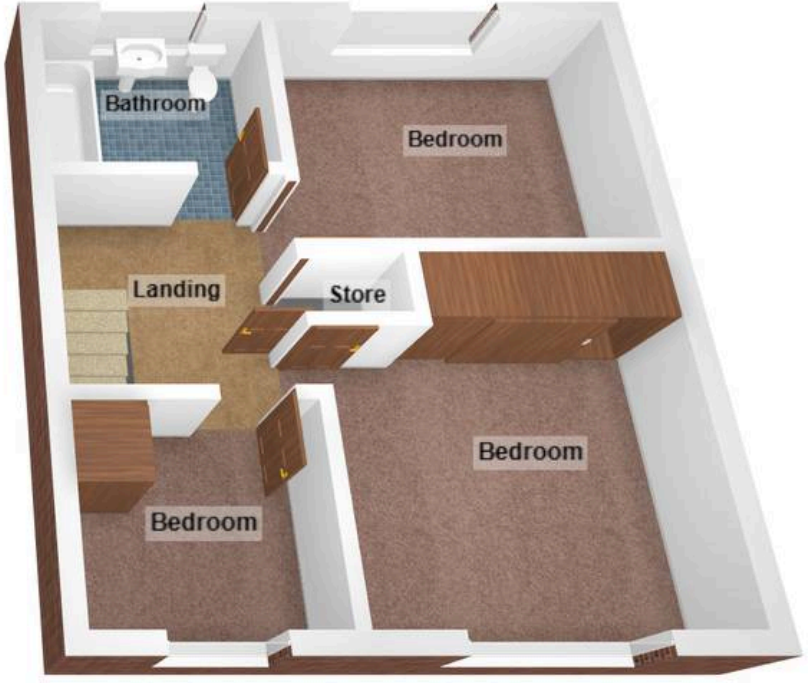

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