

109 Tyn Y Twr, Port Talbot, SA12 8YE

Offers In The Region Of £195,000

No ongoing chain.

Nestled in the charming area of Tyn Y Twr, Baglan, Port Talbot, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The property boasts a well-maintained bathroom, ensuring that all your daily needs are met with ease. Outside, you will find both front and rear gardens, providing a lovely outdoor space for gardening enthusiasts or for children to play. The large driveway offers parking for two vehicles, along with a garage for additional storage or secure parking.

Situated close to the M4, this home enjoys excellent transport links, making commuting a breeze. Furthermore, local amenities are just a stone's throw away, ensuring that you have everything you need within easy reach. This property presents a fantastic opportunity for those looking to settle in a friendly community while enjoying the benefits of modern living. Don't miss the chance to make this lovely house your new home.

To book an appointment please call the Pennaf Premier sales team on 01639760033 or email info@pennafpremier.com.

GROUND FLOOR



Entrance Hallway

Enter via Upvc front door into hallway. Emulsion walls, central light, radiator, laminate flooring, stairs to first floor, double doors leading into lounge.



Lounge Area

13'6" x 12'6" (4.120 x 3.824)

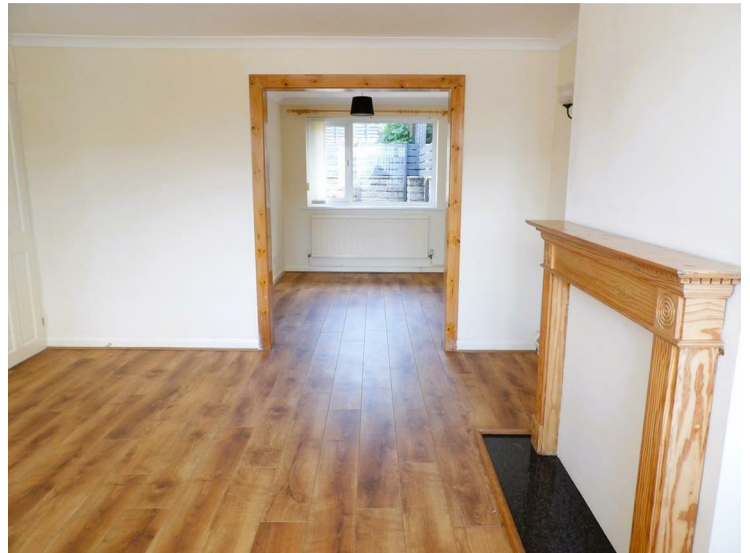
Two Upvc double glazed window to front. Emulsion painted walls, central light, radiator, laminate flooring. Feature fireplace with wooden surround. Under stair storage cupboard housing consumer unit. This room opens out into dining area.



Dining Area

8'3" x 10'5" (2.531 x 3.186)

Upvc double glazed window to rear. Emulsion painted walls, central light, radiator, laminate flooring.



Kitchen

11'2" x 7'2" (3.421 x 2.195)

Upvc double glazed window and Upvc double glazed door to rear. Range of wall and base units with contrasting laminate work surface, integrated electric oven with halogen hob and overhead extraction and stainless steel splash back, under counter fridge and freezer, integrated dishwasher, washing machine/dryer, stainless steel sink and drainer, tiled splash back with emulsion above work surface, vinyl flooring.



FIRST FLOOR

Stairs and Landing

Carpet to the stairs and landing, safety regulated approved banister, emulsion walls, central light, loft access partially boarded with drop down ladder and electricity. Side facing Upvc double glazed window with vertical blinds.

Bedroom One

12'11" x 8'9" (3.944 x 2.685)

Upvc double glazed window to front. Emulsion painted walls, central light, radiator, laminate flooring, built in wardrobes.



Bedroom Two

9'1" x 9'5" (2.787 x 2.872)

Upvc double glazed window to rear. Emulsion painted walls, central light, cupboard housing combination boiler, radiator, carpet.



Bedroom Three

6'9" x 10'3" (2.075 x 3.127)

Upvc double glazed window to front. Emulsion painted walls, central light, radiator, carpet. Over stair storage cupboard.



Family Bathroom

6'2" x 6'1" (1.884 x 1.863)

Upvc double glazed window to rear. Shower over bath, low level W.C, vanity wash hand basin, chrome towel radiator, spot lighting, fully tiled walls, vinyl flooring.



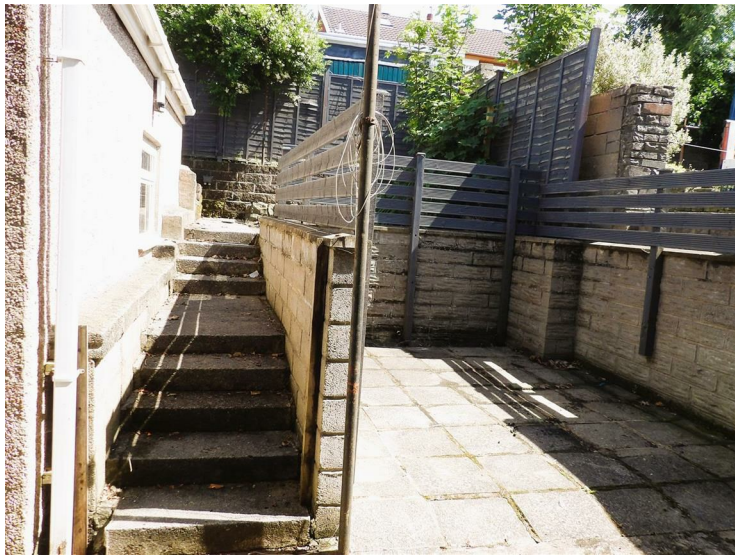
External

Front Garden

Large driveway leading to garage. Walls to front with slate chippings, steps leading to enclosed terrace area and front door. Side gate to rear garden.

Rear Garden

Fully enclosed rear garden with fencing to sides and rear, paved patio area with wooden fence, steps to upper terraced area, outside tap, outside lights, outside power, side gate giving access to driveway.

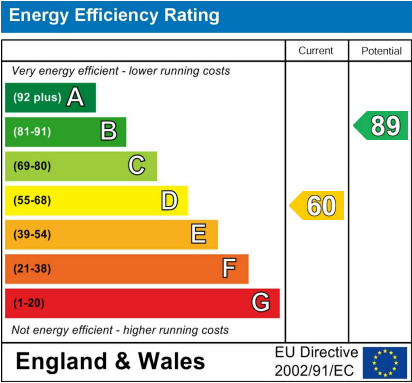
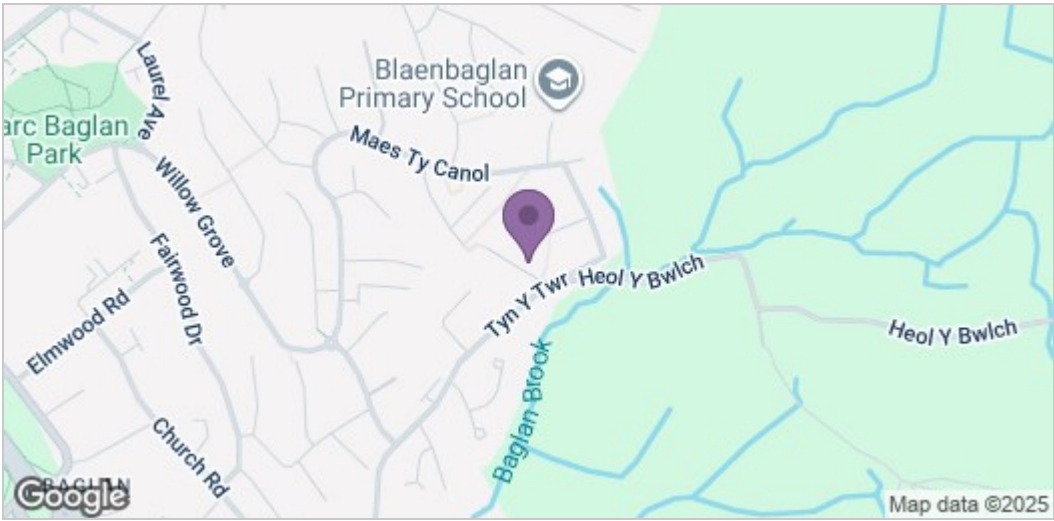


Garage

10'3" x 17'8" (3.128 x 5.385)

Up and over garage door, side facing window with safety glass, central light, electricity with its own consumer unit, fibre glass roof.





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