



Maes Ty Canol, Baglan, Port Talbot, Neath  
Port Talbot. SA12 8UP

£230,000

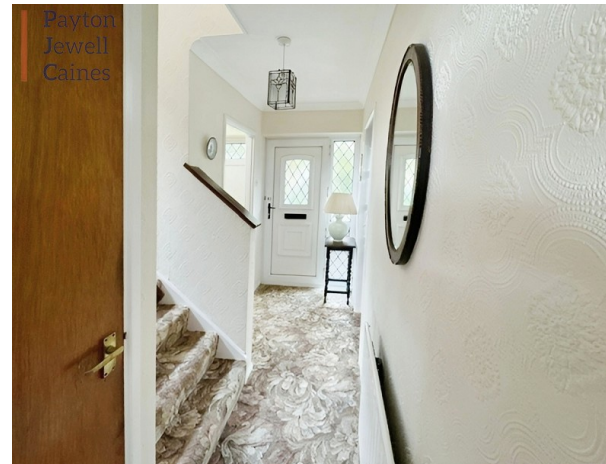
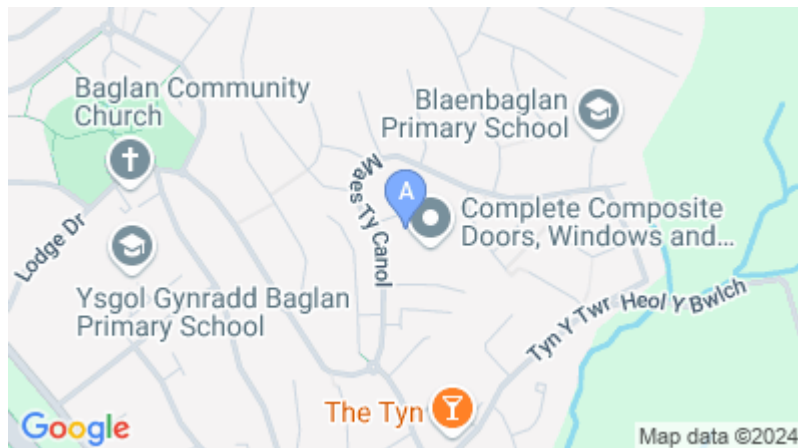


# Maes Ty Canol, Baglan, Port Talbot, Neath Port Talbot. SA12 8UP

Three bedroom semi detached property in sought after location with spectacular views over Swansea bay. Viewing is highly recommended to fully appreciate all that this family home has to offer.

£230,000

- Three bedroom semi detached house
- Downstairs W.C,
- Gardens to front and rear
- Spectacular views over Swansea Bay
- No onward chain



## DESCRIPTION

We are pleased to offer for sale with no ongoing chain this well presented 1960s semi detached house within easy access to local amenities, transport links and primary schools. The property boast outstanding views over Swansea Bay and across to Devon that can be appreciated from the rear of the property.

The property briefly comprises to the ground floor entrance hall, w.c., lounge and kitchen. To the first floor there are three good sized bedrooms and family shower room. Externally there are landscaped gardens to the front and rear.

### ENTRANCE HALL

Access via PVCu door with frosted glass panelling. Skimmed ceiling. Coving. Papered walls. Radiator. Stair case to first floor. Under stair storage. Fitted carpet. Door ways lead off.

### DOWNSTAIRS W.C. (5' 5" x 5' 5") or (1.66m x 1.65m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing PVCu frosted double glazed window. Radiator. Low level W.C. and wash hand basin set with vanity. Vinyl flooring.

### RECEPTION ROOM (21' 4" x 11' 0") or (6.50m x 3.36m)

Papered ceiling. Coving. Papered walls. Radiator. Dual aspect PVCu double glazed windows one to the front and one to the rear of the property benefiting from views over Swansea bay and Mumbles. Focal point to the room is chimney breast with gas fire with wooden mantle and marble hearth and surround. Fitted carpet.

### KITCHEN (10' 0" x 9' 11") or (3.05m x 3.02m)

Papered ceiling. Coving. Partly emulsioned and partly tiled walls. Rear facing PVCu double glazed window benefiting from views over Swansea bay and Mumbles. Kitchen comprises a range of solid wood wall and base units with coordinating work surfaces. Space for gas cooker. One and half inset sink and drainer with mixer tap. Integral low level fridge and freezer. Space and plumbing for washing machine. Tiled flooring.

### LANDING

Skimmed ceiling. Coving. PVCu double glazed window. Fitted carpet.

### BEDROOM 1 (11' 0" x 10' 11") or (3.35m x 3.33m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

### BEDROOM 2 (11' 0" x 10' 1") or (3.36m x 3.08m)

Skimmed ceiling. Coving. Emulsioned walls. Rear facing PVCu double glazed window benefiting from outstanding views over Swansea bay and Mumbles. Radiator. Fitted carpet.

### BEDROOM 3 (10' 0" x 7' 5") or (3.05m x 2.27m)

Skimmed ceiling. Coving. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted storage cupboard housing gas combi boiler.





## SHOWER ROOM (8' 10" x 4' 11") or (2.69m x 1.49m)

Skimmed ceiling. Floor to ceiling respatex panelling to the walls. Front facing PVCu frosted double glazed window. Room is fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and walk in shower. Radiator. Non slip flooring.


## OUTSIDE

The property is accessed via steps leading down where you pass through a tiered garden laid partially to lawn with mature shrubs. To the rear is another tiered garden with a patio area ideal for patio furniture to take in the outstanding views. Further two tiers are laid to lawn and divided by mature shrubs. Steps take you to a gate giving you rear access.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



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