Payton Jewell Caines



# 62 Maes Ty Canol, Baglan – SA12 8UP

Port Talbot

£220,000








# 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. This home is conveniently located close to local amenities, schools, and transport links, making daily life a breeze.

- Three Bedroom Semi-Detached Home
- Generous Lounge/Diner Plus Conservatory
- Detached Garage to the Side
- Enclosed Rear Garden
- Pleasant Mountain Views
- Quiet Cul-De-Sac Position
- Ideal First-Time Buy or Family Home
- Convenient Access to Schools & Transport Links
- EPC - D
- No Onward Chain







**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.

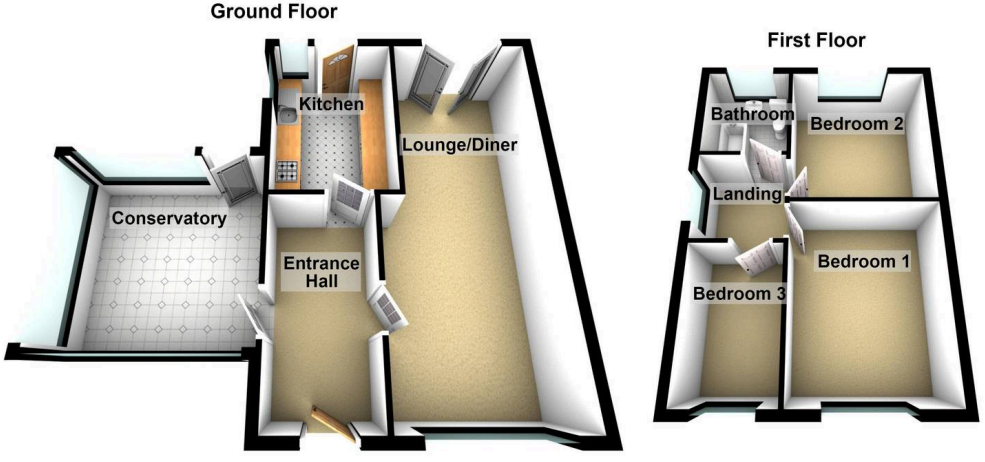
**Bedroom 3**
6' 3" x 9' 6" (1.90m x 2.90m)
PVCu window with mountain views, built in wardrobes, radiator and fitted carpet.

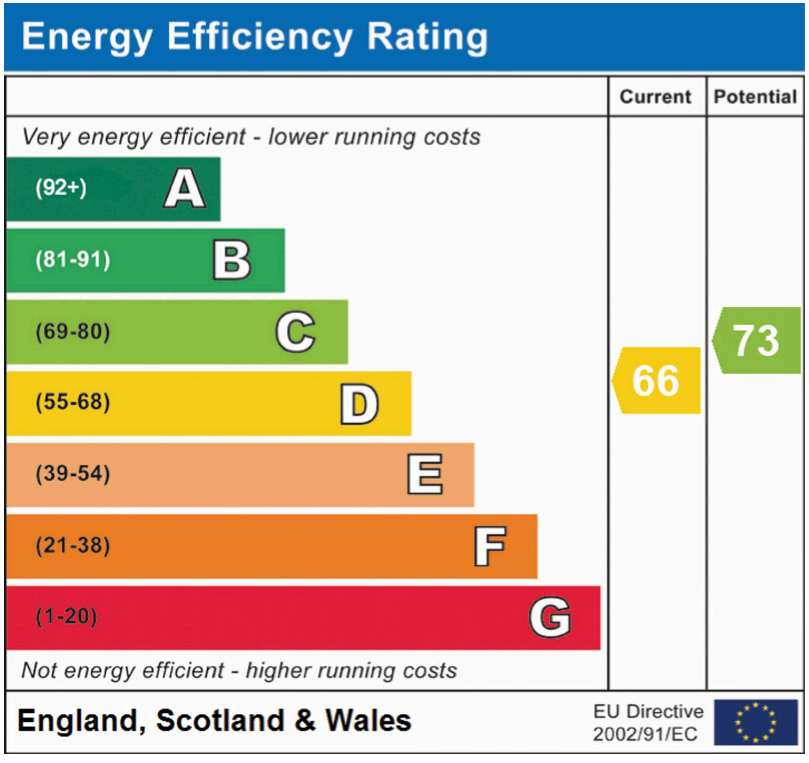
**Outside**
The front garden is laid to lawn with a concrete path and side access. The rear garden is laid to decking and lawn with concrete path leading to the outbuilding and garage.

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








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**Payton Jewell Caines, 53 Station Road - SA13 1NW**

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