Payton Jewell Caines



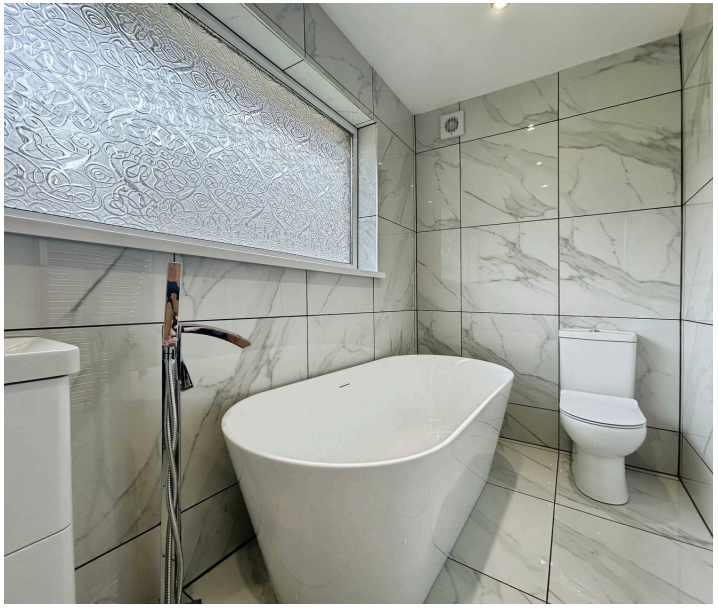
74 Maes Ty Canol, Baglan - SA12 8UP

Port Talbot

Offers Over £245,000







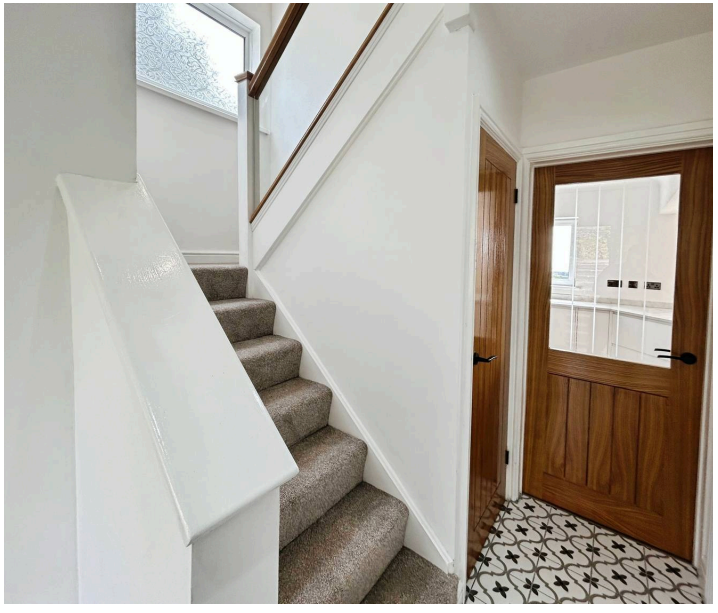
74 Maes Ty Canol

Baglan, Port Talbot

This well-presented three bedroom detached house is situated in a quiet cul de sac, offering an excellent opportunity for families seeking a comfortable and spacious home. Upon entering the property, you are greeted by a welcoming hallway that leads into a bright and airy reception room, ideal for relaxing or entertaining guests. The modern kitchen is thoughtfully designed with ample storage and workspace, complemented by a convenient utility room that provides additional functionality for daily living. The ground floor also features a contemporary shower room, adding flexibility and convenience for guests or busy households. Upstairs, three generously sized bedrooms provide comfortable accommodation, each benefiting from natural light and neutral décor, while the family bathroom is well-appointed with quality fixtures and fittings. The property also benefits from a detached garage, the home enjoys a peaceful setting away from main roads, yet remains within easy reach of local amenities, schools, and transport links, making it ideal for those seeking convenience.







- Detached Family Home in Popular Baglan Location
- Elevated Position with Coastal Views Towards Aberavon Beach
- Two Bath/Shower Rooms Across Two Floors
- Bright & Spacious Living Accommodation
- Tiered Rear Garden Ideal for Outdoor Entertaining
- Modern Kitchen with Separate Utility Room
- Quiet cul-de-sac location
- Off Road Parking to Rear
- Viewing Highly Recommended
- EPC - D

Entrance
11' 3" x 4' 4" (3.42m x 1.33m)
Via PVCu door into the entrance hall, PVCu window. Storage cupboard. Radiator. Under stairs cupboard (0.72m x 2.32m).

Downstairs shower room
5' 3" x 5' 1" (1.60m x 1.55m)
Modern three piece suite comprising WC, wall mounted sink with black mixer tap and large walk in shower with black shower mixer with rainfall head. PVCu opaque window. Radiator.

Open plan kitchen
7' 10" x 10' 6" (2.40m x 3.20m)
PVCu window. Entrance to Utility. Newly fitted kitchen comprising a range of wall and base units with complementary work surfaces. Breakfast bar. Integrated appliances to include hob, oven, dishwasher and fridge/freezer. Laminate flooring. Sink and drainer with black mixer tap. Leading into the large reception room.

Utility
6' 7" x 15' 5" (2.00m x 4.70m)
Sink and drainer with mixer tap. Space for a washing machine and tumble dryer. Three PVCu windows, PVCu opaque door, radiator and laminate flooring. Base units and complementary work surfaces.

Reception room
21' 4" x 10' 10" (6.50m x 3.30m)
Sliding PVCu door leading to the rear of the property, large PVCu window overlooking the front, two radiators and laminate flooring.

First floor landing
2' 8" x 9' 6" (0.82m x 2.90m)
Via stairs. PVCu window, glass and oak balustrade.

Bedroom 3
10' 2" x 9' 11" (3.10m x 3.01m)
Radiator, PVCu window and fitted carpet. Cupboard housing boiler.

Bedroom 2
9' 11" x 10' 11" (3.01m x 3.34m)
PVCu window, radiator and fitted carpet.

Bedroom 1
10' 11" x 9' 2" (3.34m x 2.80m)
PVCu window, radiator and fitted carpet. Fitted wardrobes.

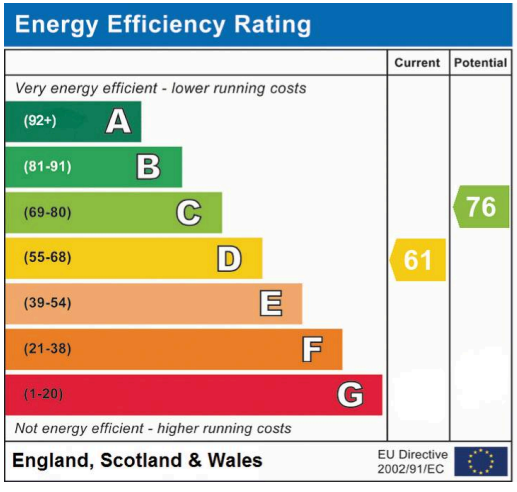
Bathroom
9' 11" x 4' 7" (3.02m x 1.40m)
PVCu window, radiator, tiled walls and tiled flooring. Modern three piece suite comprising WC, wash hand basin set on wall hung vanity unit and bath with floor mounted mixer tap with shower attachment.

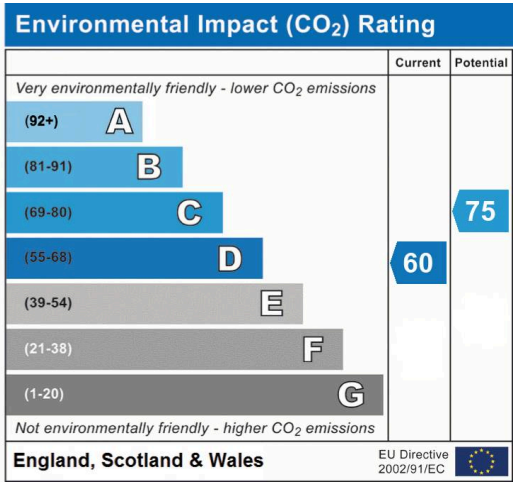
Outside
Tiered rear garden with an area laid to patio giving views over to Aberavon beach.

Detached garage






Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
76
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
60
75
England, Scotland & Wales
EU Directive 2002/91/EC



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