



2 Tir Onen, Port Talbot, SA12 8UA

£360,000

NEW TO THE MARKET

We are delighted to present this large three/four bedroom family property in a sought after area of Baglan, which very rarely come on to the market. This spacious family home is in great condition and boasts a range of impressive features.

To the ground floor you will find a bright sitting room with direct access to the rear garden, large kitchen/diner, bedroom/study, family shower room, and utility room.

To the first floor this family home offers three double bedrooms and family bathroom.

Externally the property has a driveway for three or more cars with a large rear garden which has two decking areas above a grassed garden with mature trees and bushes.

Close to local schools, shops and amenities and easy access to the M4 motorway.

Don't miss out on the chance to make this stunning property your new home.

Contact Pennaf Premier staff to arrange a viewing and experience the charm and convenience this property has to offer.

Call 01639 760033.

GROUND FLOOR

Entrance Hallway

11'1" x 5'8" (3.381 x 1.733)

Entrance via Upvc double glazed front door into hallway, plaster emulsion ceiling and walls, radiator with shelf cover, under stairs open storage area, Natural oak wood flooring.

Lounge

20'06" x 13'03" (6.25m x 4.04m)

Upvc double glazed window to front. Emulsion painted walls and ceiling with feature wooden beams, central light, TV and electric sockets. Large chimney breast with open fireplace housing gas fire. Oak wood flooring. Large Upvc double glazed patio doors onto rear garden area.



Kitchen\Diner

21'8" x 15'4" (at widest point) (6.615 x 4.694 (at widest point))

Upvc Double glazed window to front. Large L shaped kitchen\diner with matching range of wall and base units, space for a range cooker, space for large fridge\freezer, integrated dishwasher, one and a half bowl ceramic sink. Part tiled walls above units. plaster emulsion walls and ceiling. Ceramic tile flooring throughout kitchen dining area. Double doors leading from dining room into living room, Upvc patio doors leading on to rear garden.



Inner Hallway

Inner hallway leading to bedroom \ study, shower room, utility room with Upvc double glazed door leading to rear garden.

Bedroom \ Study

9'0" x 7'10" (2.758 x 2.410)

Two Upvc double glazed windows to front and side. Plaster and emulsion walls and ceiling, central light fitting, Tv and electric points, radiator, laminate flooring.



Shower Room

9'0" x 7'10" (2.758 x 2.410)

Upvc double glazed window to side. Corner shower cubicle fully tiled around shower enclosure with half tiles and emulsion walls, Low level W.C, wash hand basin, spot lighting, ceramic tile flooring.



Utility Room

5'8" x 4'11" (1.747 x 1.499)

Upvc double glazed window to rear. Emulsion walls and ceiling, central light, plumbed for washing machine, Space for tumble dryer. Combination boiler serving domestic heating and water.



FIRST FLOOR

Stairs\Landing

Wooden banister, emulsion painted walls and ceiling, carpet to stairs, access to loft.

Bedroom One

12'2" x 12'0" (3.71m x 3.66m)

Upvc double glazed sliding doors on to balcony facing to the front. Emulsion walls and ceiling with central lighting. TV and electric sockets, radiator, carpet.



Bedroom Two

13'2" x 8'2" (4.032 x 2.495)

Upvc double glazed window to rear. Emulsion plaster walls, central light, TV and electric sockets, radiator, carpet.



Bedroom Three

12'10" x 9'0" (3.936 x 2.764)

Upvc double glazed window to front. Emulsion plaster walls and ceiling, central light, TV and electric sockets, carpet.



Family Bathroom

12'0" x 8'0" (3.665 x 2.441)

Upvc double glazed window to rear. Part tiled and emulsion walls, central light. Oval bath with central hand held shower, low level W.C, pedestal wash hand basin. Large storage cupboard, radiator, laminate flooring.



EXTERNAL

Front Garden


Large paved driveway, mature shrubs and bushes. Side wooden gate access to rear garden.

Rear Garden

Fully enclosed rear garden with side access via wooden gate. Two decking patio areas leading down to grassed area with mature shrubs and trees. Pathway leading to large garden shed.





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

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