



Pale Road, Neath, Neath Port Talbot. SA10

£147,995



# Pale Road, Neath, Neath Port Talbot. SA10

3 DOUBLE BEDROOMS - Introducing this beautifully presented semi detached home which has retained many original features and benefits from a generous rear garden. Viewing is recommended.

**£147,995 - Freehold**

- 3 double bedroom semi detached house
- Beautifully presented throughout
- Gas combi boiler / uPVC windows
- Generous rear garden
- Open plan lounge / dining
- EPC -F .Ideal first time purchase.



## DESCRIPTION

Introducing this well presented semi detached home located in Skewen and benefiting from upvc double glazing throughout, a gas fired combi boiler and a handy external storage room which is an ideal utility area. The decor is contemporary throughout.

Skewen is a sought after suburb of Neath and has a local train station and many bus routes. There are local primary schools and local amenities close by. The M4 is within a short drive.

This property is an ideal first time purchase or family home.

Viewing is recommended.

## ENTRANCE HALL

Access is via a Upvc front door into an inner hallway then onto the main entrance hallway which has retained original features including the cornice and tiled floor,

## LOUNGE AREA (13' 9" x 12' 6") or (4.20m x 3.80m)

Overlooking the front with a lovely bay window and a feature wrought iron fireplace (chimney closed off but could be opened) and modern decor with fitted carpet.

## DINING AREA (13' 1" x 9' 10") or (4.0m x 3.0m)

Arched from the lounge area this room has a window to the rear and a serving hatch through to the kitchen.

## KITCHEN (11' 10" x 10' 6") or (3.60m x 3.20m)

Finished in cream 'Shaker' style wall mounted and low level units with a complimentary work top and mosaic tiles to the splash back. There is an integrated electric over, gas hob and overhead extractor fan, an integrated fridge and freezer and plumbing for a slimline dishwasher.

The central island is freestanding however is available by separate negotiation.

Door leading to the rear garden and a further door through to the;



## BATHROOM

This relaxing bathroom is a free standing slipper bath with chrome taps and shower attachment plus over bath shower and a fitted wash hand basin with storage.

Door into the wc with a wall mounted wash hand basin.

## BEDROOM 1 (15' 9" x 10' 10") or (4.80m x 3.30m)

Comprising the width of the house and boasting lovely views this generous room has 2 windows to the front with low sills, and a wall to wall fitted wardrobes.

## BEDROOM 2 (13' 5" x 9' 10") or (4.10m x 3.0m)

This double bedroom overlooks the rear and has a fitted storage cupboard housing the gas fired combi boiler.

## BEDROOM 3 (12' 10" x 9' 10") or (3.90m x 3.0m)

A third double bedroom overlooking the rear garden.

## OUTSIDE

To the rear is a good sized enclosed garden laid to lawn and patio. There is a rear storage shed and side gated access to the front driveway.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		58
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		50
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 874507

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)