



Maes Y Ceffyl , Cwmgwrach, Neath, Neath
Port Talbot. SA11

£159,995

PJC PAYTON
JEWELL
CAINES

Maes Y Ceffyl , Cwmgwrach, Neath, Neath Port Talbot. SA11

IMMACULATE BUNGALOW - Introducing this 3 bedroom detached bungalow with accommodation comprising entrance hall, lounge, kitchen / dining, bathroom, master bedroom with en-suite and 2 further bedrooms. Integral single garage. No onward chain. MUST BE VIEWED.

£159,995 - Freehold

- IMMACULATE BUNGALOW
- 3 bedrooms, master with en-suite
- Integral single garage with electric door
- Low maintenance garden with storage
- Off road driveway parking
- Modern, small cul-de-sac. EPC - C
- No onward chain



DESCRIPTION

Introducing this beautifully presented bungalow located in the village of Cwmgwrach, just off the A465 with easy access to Neath and the M4 and onwards to Merthyr Tydfil. The modern cul-de-sac only comprises 10 houses and is within walking distance of the local convenience store, public house and rugby club. The nearest primary school is close by in neighbouring Blaengwrach.

The property benefits from a gas combi boiler, Upvc double glazing and neutral decor throughout and is sold with all fitted blinds.

No onward chain.



ENTRANCE HALL

Access into the inner hallway is via the side of the property where there is an intruder alarm control panel. A further door leads to a spacious entrance with fitted storage and doors to all rooms and space for a piece of furniture.

LOUNGE (14' 1" x 10' 10") or (4.30m x 3.30m)

With sliding patio doors overlooking the rear garden this living space has a modern electric feature fireplace with chrome finish and marble effect hearth and mantle.



KITCHEN (14' 5" x 9' 10") or (4.40m x 3.0m)

With dual aspect windows this good sized kitchen has ample space for a breakfast table and chairs and comprises a range of low level and wall mounted units in a Beech finish with a complementary work top and ceramic tiles to the splash back. There is an integrated electric oven, gas hob and over head extractor fan and a space for a fridge freezer.

BATHROOM

The bathroom comprises a white 3 piece suite with wash hand basin, wc and bath with chrome mixer tap and shower attachment.

There is a door way leading through to the integral garage (via a courtesy door).



BEDROOM 1 (17' 1" x 10' 2") or (5.20m x 3.10m)

The master bedroom looks out to the front via a lovely bay window and has access to the en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising a 3 piece suite in white with a wash hand basin, wc and separate shower cubicle with glazed doors and ceramic tiles to the splash back areas.

BEDROOM 2 (14' 9" x 8' 10") or (4.50m x 2.70m)

A good sized double bedroom overlooking the front of the property.

BEDROOM 3 (10' 10" x 7' 3") or (3.30m x 2.20m)

Currently used as a separate living space or 'Cwtch' however this room is ideal as a bedroom 3 or a home office overlooking the rear garden.

INTEGRAL GARAGE (17' 5" x 8' 10") or (5.30m x 2.70m)

Accessed via a courtesy door and with the benefit of an electric roller shutter door. The combi boiler is wall mounted and there is plumbing and electric for use as a laundry area.

OUTSIDE

The rear garden is enclosed and low maintenance laid to patio with a good sized storage shed and gated access to the side of the property.

To the front is driveway parking suitable for 3 cars and an open aspect side garden laid to chipped slate.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 76 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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 ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ 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 (CO₂) 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

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