



Gwar Y Caeau, Port Talbot, Neath Port Talbot. SA13 2UR

£175,000



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We are pleased to offer this WELL PRESENTED THREE BEDROOM SEMI DETACHED home which is situated close to Port Talbot town centre and good links to M4. This property benefits from kitchen/dining room and spectacular sea views. Would make a perfect family home. Early viewing comes highly recommended.

£175,000 - Freehold

- Three bedroom semi detached home.
- Modernised through out.
- Open plan kitchen/dining room.
- Low maintenance gardens.
- Spectacular sea views



OVERVIEW

We are pleased to offer this three bedroom semi detached property which is located within close proximity of central school, local shops and amenities. Accommodation briefly comprises to the ground floor hallway, kitchen/dining room and lounge. to the first floor three bedrooms and family bathroom. Externally to the front enclosed garden with decking, to the rear tiered garden with decking.

HALLWAY

Skimmed ceiling. Skimmed walls. Picture rail. Double glazed PVCu stained glass window overlooking the front. Double glazed PVCu Frosted glass window overlooking rear. Radiator. Staircase leading to first floor. Under stairs storage with kitchen units to compliment kitchen/diner. Skirting board. Original wood block flooring. Hallway open plan leading into kitchen.

KITCHEN/DINING ROOM (16' 1" x 12' 4") or (4.90m x 3.75m)

Kitchen:

Skimmed ceiling. Inset spot lights. Skimmed walls. Tiled to splash-back areas. Glass brick panel .Double glazed PVCu window overlooking side. Kitchen comprising wall and base units with complementary work surfaces. Stainless steel single sink and drainer with mixer tap. Integrated oven with four ring gas hob. Overhead extractor hood. Space for appliances. Vinyl flooring.

Dining room:

Skimmed ceiling. Pendant centre light fitting. Skimmed walls. Double glazed PVCu bay window overlooking rear. Radiator. Skirting boards. Original wood block flooring.

LOUNGE (12' 9" x 11' 4") or (3.89m x 3.46m)

Skimmed ceiling. Coving. Centre ceiling light. Skimmed walls. Glass brick panel. Double glazed PVCu bay window overlooking front. Radiator. Wooden sleeper mantle. Free standing wood burning stove with ceramic tiled hearth. Skirting board. Original wood block flooring

LANDING

Skimmed ceiling. Loft access . Coving. Skimmed walls. Double glazed PVCu frosted glass window. Skirting boards. Fitted carpet. Doors leading off.

BEDROOM 1 (13' 6" x 9' 10") or (4.12m x 3.00m)

Skimmed ceiling. Skimmed walls. Double glazed PVCu bay window overlooking front. Radiator. Two built-in double wardrobes. Skirting boards. Fitted carpets.

BEDROOM 2 (10' 0" x 10' 0") or (3.06m x 3.06m)

Skimmed ceiling. Coving. Skimmed walls. Double glazed PVCu window over looking rear. Radiator. Skirting board.

BEDROOM 3 (8' 0" x 6' 11") or (2.45m x 2.12m)

Skimmed ceiling. Coving. Skimmed walls. Double glazed PVCu window over looking front. Radiator. Skirting boards. Fitted carpet.



BATHROOM (8' 1" x 6' 0") or (2.46m x 1.84m)

Skimmed ceiling. Inset spotlights. Coving. Part skimmed walls part porcelain wall tiles. Double glazed frosted glass window. Wall mounted heated towel rail. Three piece suite comprising pedestal wash hand basin, W.C with bath and overhead shower with glass shower screen. Laminate floor tiles.

OUTSIDE

Front garden:

Steps and pathway leading to sun deck terrace and front door.

Rear garden:


Two storage sheds one housing the gas combi boiler. Mountainside garden. Hard landscaped into several tiers which leads to a substantial double tiered, decked area. Storage shed.

NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	63	
(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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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