



51 Long Vue Road, Sandfields Estate, Port  
Talbot, Neath Port Talbot. SA12 7EH

£109,950

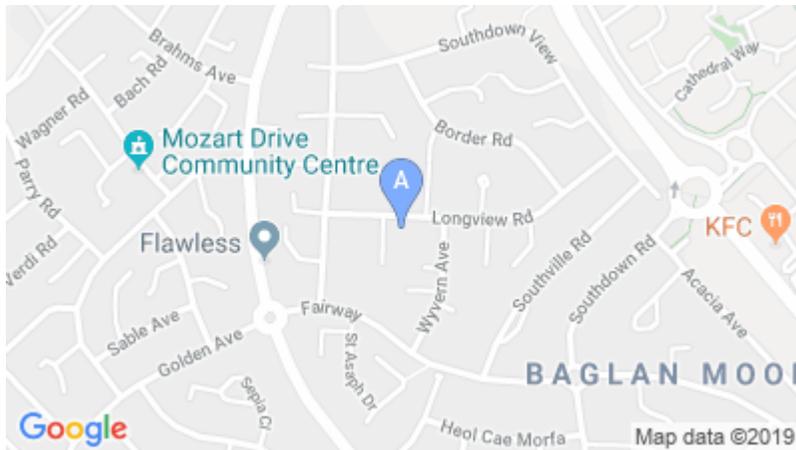
**PJC** PAYTON  
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# 51 Long Vue Road, Sandfields Estate, Port Talbot, Neath Port Talbot. SA12 7EH

Offered for sale with NO ONWARD CHAIN this is a traditional semi detached which is conveniently located within EASY ACCESS of local shops, amenities and schools. The property offers GOOD SIZE accommodation throughout and would be an ideal FIRST HOME.

## £109,950 - Freehold

- Three bedroom semi detached
- Two reception rooms
- Wet room to the first floor
- Enclosed garden to the rear
- Off road parking. EPC - C



## OVERVIEW

Situated within the popular residential area of Sandfields this semi detached is conveniently located within walking distance of Aberavon beach, schools and amenities.

Accommodation briefly comprises to the ground floor entrance hall, two reception rooms and kitchen. To the first floor there is a landing leading to three bedrooms and wet room.

There is a good size enclosed garden to the rear which has side access to the front garden and driveway.

## ENTRANCE HALL

Via frosted glass PVCu door. Covings. Staircase leading to upper floor. Understairs storage. Double radiator and fitted carpet.

## RECEPTION 1 (11' 10" x 10' 2") or (3.61m x 3.09m)

Covings. PVCu double glazed window overlooking the front. Chimney breast with alcoves either side. Feature gas fire with wood hearth, back and surround. Double radiator and fitted carpet.

## RECEPTION 2 (14' 10" x 10' 9") or (4.52m x 3.27m)

Covings and ceiling rose. PVCu double glazed window overlooking the front. Chimney breast with alcoves either side. Feature gas fire. Double radiator and fitted carpet.

## KITCHEN (14' 8" x 7' 1") or (4.47m x 2.15m)

Covings. Two PVCu double glazed windows overlooking the side. Fitted kitchen having a range of wall and base units with coordinating roll edge worktops. Inset sink and drainer with mixer tap. Wall mounted combination boiler. Plumbing for automatic washing machine. Space for tumble dryer. Gas point for cooker. Space for fridge/freezer. Tiled flooring.

## FIRST FLOOR LANDING

Covings. PVCu double glazed window overlooking the front. Fitted carpet.

## BEDROOM 1 (11' 8" x 10' 1") or (3.56m x 3.07m)

Covings. PVCu double glazed window overlooking the front. Double radiator and fitted carpet.

## BEDROOM 2 (11' 9" x 10' 8") or (3.57m x 3.25m)

Covings. PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

## BEDROOM 3 (10' 4" x 7' 5") or (3.15m x 2.25m)

Covings. PVCu double glazed window overlooking the rear. Fitted carpet.

## SHOWER ROOM / WET ROOM (7' 2" x 6' 11") or (2.18m x 2.10m)

Frosted glass window overlooking the side. Three piece suite comprising walk-in shower, pedestal and low level w.c. Respatex to the walls. Radiator and vinyl flooring.



## OUTSIDE

Enclosed garden to the rear which is mostly laid to lawn with mature planting trees and shrubs. Large storage shed to remain.

Access at the side leads to an enclosed front garden which is mostly laid to lawn with off road parking for up to two vehicles.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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+) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>	67	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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. 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.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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