



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

Offers In Region Of  
£115,000



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

VERY WELL PRESENTED THROUGHOUT!

This traditional semi detached would be an ideal purchase for FIRST TIME BUYERS or a family. The property benefits from GOOD SIZE accommodation throughout with a tiered rear garden that offers views across to Swansea Bay.

### Offers In Region Of £115,000 - Freehold

- Three bedroom semi detached
- Two reception rooms
- Family shower room to the first floor
- Built-in storage to bedroom three
- Spacious attic. EPC -D66
- Viewing highly recommended



## OVERVIEW

Situated just minutes from the M4 corridor and within easy access of Port Talbot town centre and local schools this traditional semi detached benefits from good size accommodation throughout.

Briefly comprising to the ground floor entrance hall, lounge, dining room and kitchen.

To the first floor there are three bedrooms and a family shower room. From the landing a pull down ladder gives access to a spacious attic.

Externally there is a tiered rear garden with outbuildings for storage, security lighting and power supply with side access leading to the front garden.

## ENTRANCE HALL

Via frosted glass PVCu door with coordinating side panel. Staircase leading to upper floor. Understairs storage cupboard. Radiator and fitted carpet.

## RECEPTION 1 (11' 10" x 11' 3") or (3.61m x 3.42m)

Coving and ceiling rose. PVCu double glazed bay window overlooking the front. Chimney breast with alcoves either side. Feature gas fire with marble hearth, back and surround. Television aerial point. Double radiator and fitted carpet.

## RECEPTION 2 (11' 7" x 10' 9") or (3.53m x 3.28m)

Coving. PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side. Radiator and fitted carpet.

## KITCHEN (13' 3" x 7' 7") or (4.05m x 2.31m)

PVCu double glazed window overlooking the rear. Frosted glass PVCu door leading out on to the rear garden. Fitted kitchen having a range of wall and base units with coordinating roll edge worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Electric point for cooker. Extractor. Plumbing for automatic washing machine. Space for fridge/freezer. Understairs storage. Double radiator and tiled flooring.

## FIRST FLOOR LANDING

Access to loft via pull down ladder. Fitted carpet.

## ATTIC (12' 8" x 9' 9") or (3.86m x 2.96m)

Spotlights. Velux window to the rear. Storage to the eaves. Boarded throughout.

## BEDROOM 1 (10' 6" x 10' 0") or (3.19m x 3.05m)

PVCu double glazed window overlooking the front. Chimney breast with alcoves either side and built-in storage. Radiator and fitted carpet.

## BEDROOM 2 (10' 8" x 9' 9") or (3.24m x 2.97m)

PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side and built-in storage. Radiator and fitted carpet.

## BEDROOM 3 (6' 6" x 6' 4") or (1.97m x 1.93m)

PVCu double glazed window overlooking the front. Built-in storage. Radiator and fitted carpet.



## FAMILY SHOWER ROOM (6' 2" x 5' 10") or (1.89m x 1.77m)

Spotlights. Three piece suite comprising walk-in corner shower cubicle with glass doors, vanity unit and low level w.c. Heated towel rail. Vinyl flooring.

## OUTSIDE

Enclosed tiered garden to the rear with steps leading up to a large patio area with a raised flowerbed. A continuation of the steps leads up to two lawned gardens with wooden storage sheds and mature planting and trees. On the lower level there is a block-built storage shed with power supply, lighting and outside tap. The front garden is laid to lawn with mature planting and has steps and pathway leading to the front door. The property has the benefit of having external security lights and power supply.



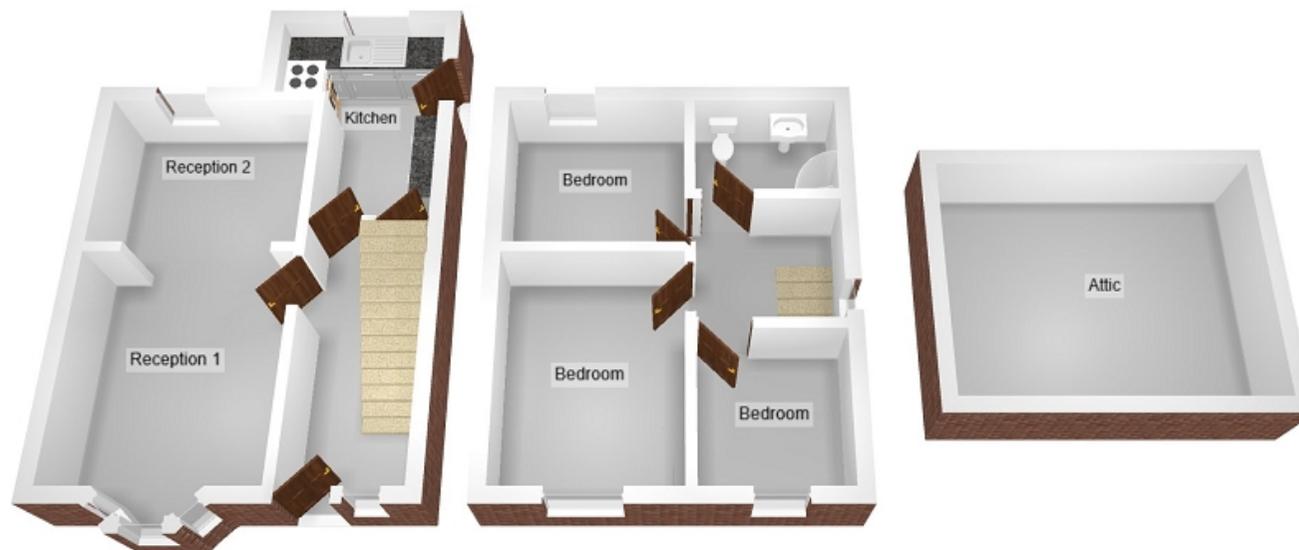
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	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.



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

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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