



Pine Grove, Neath, Neath Port Talbot. SA11
3RH

£115,000



Pine Grove, Neath, Neath Port Talbot. SA11 3RH

Offered with NO ONGOING CHAIN this THREE BEDROOM SEMI DETACHED HOUSE in the popular residential area of CIMLA. Benefiting from a large enclosed rear garden and outside storage building this would make an IDEAL FIRST TIME PURCHASE. Internal viewing highly recommended.

£115,000 - Freehold

- Three bedroom semi detached house
- Combination boiler
- Shower room
- Open plan kitchen/diner
- Large rear garden



OVERVIEW

Located in the popular residential area of Cimla this three bedroom semi detached house. Sold with no ongoing chain and benefiting from a large enclosed rear garden with outside storage this would make an ideal first time purchase.

Accommodation briefly comprising to the ground floor entrance hall, lounge and open plan kitchen/diner. To the first floor shower room, three bedrooms one of which benefits from a room with a bath just off it. To the rear of the property an enclosed tiered garden with outside storage building. Access around the side of the property to an enclosed front garden.

ENTRANCE HALL

Enter via frosted glass panel PVCu door into entrance hall. Centre ceiling light. Coving. Staircase to first floor. Access to under stair storage. Radiator. Laminate flooring in light wood effect. Glass panel doors leading to:

RECEPTION (14' 1" x 12' 2") or (4.29m x 3.70m)

Centre ceiling light. Coving. Double glazed PVCu window over looking the rear garden. Radiator. Chimney breast with alcoves either side. Fitted carpet.

KITCHEN/DINER (20' 6" x 9' 11") or (6.26m x 3.03m)

Sunken spot lights. Double glazed PVCu window to the front. Frosted glass panel door to the side of the property. Double glazed PVCu patio doors giving access to the rear. Kitchen is fitted with range of wall and base units with laminated work tops. One and half sink and drainer with mixer tap. Plumbing for an automatic washing machine and space for tumble dryer. Integrated dishwasher. Double eye level oven and four ring gas hob with stainless steel splash back and extractor. Space for American style fridge freezer with water connection. Splash back tiled areas. Ample space for a dining table. Radiator. Two wall lights. Tiled flooring throughout.

FIRST FLOOR LANDING

Centre ceiling light. Loft access. Double glazed PVCu window to the front. Airing cupboard housing combination boiler and radiator. Continuation of laminate flooring from the entrance hall. All doors leading off:

SHOWER ROOM (6' 8" x 5' 9") or (2.03m x 1.76m)

Centre ceiling light. Frosted glass PVCu window to the rear. Vanity sink unit with built in storage beneath. Low level w.c. Walk in corner shower with glass shower screen and respetex splash back. Radiator. Laminate flooring in wood effect.

BEDROOM 2 (13' 5" x 10' 5") or (4.08m x 3.17m)

Centre ceiling light. Coving. Double glazed PVCu window to the rear. Raditor. Chimney breast. Fitted carpet. Door leading to:

EN SUITE (BATH ONLY) (5' 8" x 4' 6") or (1.73m x 1.38m)

Centre ceiling light. Extractor fan. Part tiled walls. Panel side bath with hot and cold taps with mixer shower. Laminate flooring in wood effect.



BEDROOM 1 (12' 1" x 11' 8") or (3.69m x 3.55m)

Centre ceiling light. Coving. Double glazed PVCu window over the rear. Radiator. Chimney breast with alcoves either side. Built in wardrobes. Laminate flooring in wood effect.

BEDROOM 3 (8' 11" x 8' 7") or (2.73m x 2.61m)

Centre ceiling light. Coving. Build in desk area. Radiator. Fitted carpet.

OUTSIDE


Accessed via side door or rear patio doors. Enclosed by low level walls and mature shrubs and trees. Tiered garden with patio and lawn areas. Outside storage building. Access around the side to the front of the property. To the front a Hard standing to one side and chipping's to the other. Steps and pathway leading down to the front door.

NOTE

Freehold - however the title deeds have not been inspected.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	72
(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.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

pencoedrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk