



Penycae Road, Port Talbot, Neath Port
Talbot. SA13 2EL

£220,000

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Penycae Road, Port Talbot, Neath Port Talbot. SA13 2EL

Available for sale with NO ONGOING CHAIN this traditional semi detached has been MODERNISED throughout and benefits from SPACIOUS ACCOMMODATION with four bedrooms, FIRST FLOOR BATHROOM and OFF ROAD PARKING to the front. Early viewing is HIGHLY RECOMMENDED.

£220,000 - Freehold

- Traditional four bedroom semi detached
- Open plan kitchen/family room
- Downstairs cloakroom
- Four piece bathroom suite
- Enclosed gardens to the front and rear
- Recently refurbished throughout



DESCRIPTION

Situated within an elevated position close to the M4 corridor and Port Talbot town centre this semi detached has been renovated throughout offers good size accommodation which would be ideal for a young family.

Briefly comprising to the ground floor entrance hall, cloakroom/wc, lounge and open plan second reception/ kitchen. To the first floor there is a landing that leads to the family bathroom having a four piece suite and three bedrooms. Stairs from the landing then lead up the third bedroom.

Externally to the rear there is an enclosed tiered garden with rear facing balcony. Access at the side leads to the front garden and off road parking area.

ENTRANCE HALL

Via frosted glass Composite door. Coving. Staircase leading to the first floor. Frosted glass window overlooking the side. Terrazzo flooring.

DOWNSTAIRS CLOAKROOM

Frosted glass PVCu window overlooking the side. Two piece suite comprising low level WC and wash hand basin. Radiator. Vinyl flooring.

RECEPTION 1 (13' 2" x 12' 9") or (4.02m x 3.88m)

Coving. PVCu double glazed bay window overlooking the front. Chimney breast with alcoves either side. Radiator. Laminate flooring.

RECEPTION 2 (17' 4" x 11' 10") or (5.28m x 3.60m)

Coving. Spotlights. PVCu double glazed patio sliding doors leading out to the Balcony. Cupboard with plumbing for an automatic washing machine. Chimney breast with alcoves either side and built-in storage. Laminate flooring.

KITCHEN (12' 7" x 8' 1") or (3.84m x 2.47m)

Spotlights. Coving. Frosted glass PVCu door leading out to the side. PVCu double glazed window overlooking the rear with views of the surrounding area. Newly 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. Built-in electric oven with four gas burner hob and overhead extractor. Integrated fridge and freezer. Breakfast bar. Laminate flooring.

FIRST FLOOR LANDING

Frosted glass window overlooking the side. Staircase leading up to the second floor.

FAMILY BATHROOM (8' 0" x 7' 8") or (2.43m x 2.33m)

Spotlights. Coving. Extractor. Two frosted glass PVCu windows overlooking the side and rear. Four piece bathroom suite comprising large double shower, roll top free-standing bath, pedestal and low level WC. Tiling to splashback areas. Radiator. Large tiled flooring.



BEDROOM 1 (14' 1" x 11' 11") or (4.29m x 3.64m)

Coving. PVCu double glazed bay window overlooking the front. Double radiator. Chimney breast with alcoves either side. Fitted carpet.

BEDROOM 2 (12' 0" x 11' 1") or (3.65m x 3.39m)

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

BEDROOM 4 (8' 0" x 6' 11") or (2.44m x 2.12m)

Coving. PVCu double glazed window overlooking the front. Radiator. Fitted carpet.

SECOND LANDING

Velux window. Storage to the eaves.

BEDROOM 3 (12' 0" x 10' 5") or (3.66m x 3.17m)

Spotlights. Large Velux window overlooking the rear. Storage to the eaves. Radiator. Fitted carpet.

OUTSIDE

To the rear there is a rear facing balcony with steps that lead down to an enclosed tiered garden which is partly laid to hard-standing and lawn with gated access through to the remainder of the garden.

Access at the side leads to an enclosed low maintenance front garden which is partly laid to artificial grass and stone chippings. Steps lead up an area which is laid to lawn and a large hard-standing which offers ample off road parking.


NOTE

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



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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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