



Old Road, Neath, Neath, Neath Port Talbot.
SA11 2BU

£169,995



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We are delighted to offer this THREE DOUBLE bedroom SEMI DETACHED house which would prove an IDEAL FAMILY HOME. The property offers SPACIOUS ACCOMMODATION throughout and is within CLOSE PROXIMITY to all LOCAL AMENITIES & FACILITIES. Early internal viewing comes highly recommended. No ongoing chain.

£169,995 - Freehold

- Three double bedroom semi detached house
- Two reception rooms
- Open plan refurbished kitchen/dining room
- Modern fitted family bathroom
- Boasting spectacular views from front elevation
- No ongoing chain



OVERVIEW

A three bedroom semi detached house situated within close proximity to Neath Town Centre with all its amenities and facilities and also a short distance to local shops such as Lidl Supermarket, Fitness Centre and Ysgol Gynradd Primary School. The property is within a short distance from the A465 and M4 corridor for easy commuting. Viewing comes highly recommended to fully appreciate this ideal family home.

ENTRANCE

Access via PVCu front door into entrance vestibule.

VESTIBULE

Textured ceiling with original coving. Original plastered walls with panelling and dado rail. Laminate flooring. Wooden door into hallway.

HALLWAY

Skimmed ceiling. Emulsioned walls. Staircase leading to first floor. Under stairs storage. Radiator. Laminate flooring.

RECEPTION 1 (13' 7" x 10' 8") or (4.13m x 3.25m)

Artexed and coved ceiling with ceiling rose. Skimmed walls. Recessed areas with modern upright radiators. Modern wall mounted electric fire. PVCu double glazed windows with vertical blinds set within bay boasting spectacular views over surrounding area. Laminate flooring.

RECEPTION 2 (11' 9" x 11' 1") or (3.57m x 3.38m)

Artexed and coved ceiling. Emulsioned walls. Recessed walls. Radiator. PVCu double glazed window to rear with vertical blinds. Fitted carpet.

KITCHEN/DINER (21' 2" x 10' 0") or (6.44m x 3.04m)

Skimmed and coved ceiling. Down light. Radiator. PVCu double glazed French doors with vertical blinds leading to rear garden. Radiator. Ample space for dining furniture. Laminate flooring. Open plan to kitchen.

Skimmed and coved ceiling with inset ceiling lights. Emulsioned walls. PVCu double glazed window to rear with vertical blinds. Refurbished kitchen to a high standard comprising a range of base and wall units in high gloss cream with complementary work surface. Circular bowl with mixer tap and drainer. Four ring gas hob, extractor hood and glass splash back. Split-level double oven. Dishwasher and washing machine to remain. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Loft access (via pull down ladder). Emulsioned walls. Fitted carpet.

FAMILY BATHROOM (6' 9" x 5' 8") or (2.05m x 1.72m)

Skimmed ceiling with inset ceiling lights. Fully tiled walls. Three piece suite in white comprising panelled bath with over head mains fed shower and shower screen, low level WC and pedestal wash hand basin. PVCu frosted double glazed window to rear with vertical blinds. Tiled flooring.



BEDROOM 1 (15' 8" x 10' 11") or (4.77m x 3.34m)

Papered and coved ceiling. Papered walls with one wall feature wallpaper. Radiator. Two PVCu double glazed windows to front elevation with vertical blinds. Fitted carpet.

BEDROOM 2 (11' 6" x 11' 0") or (3.51m x 3.36m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed tilt and turn window to rear elevation. Laminate flooring.

BEDROOM 3 (14' 11" x 14' 8") or (4.55m x 4.48m)

(Measurements to wardrobe) (Built-in wardrobes are not to remain).

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Radiator. PVCu double glazed tilt and turn window to rear. Baxi gas combination boiler. Laminate flooring.


OUTSIDE

The elevated frontage is enclosed by wall with steps leading to front door. Side access via gate. The elevated rear garden is tiered to include patio area ideal for garden furniture.



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

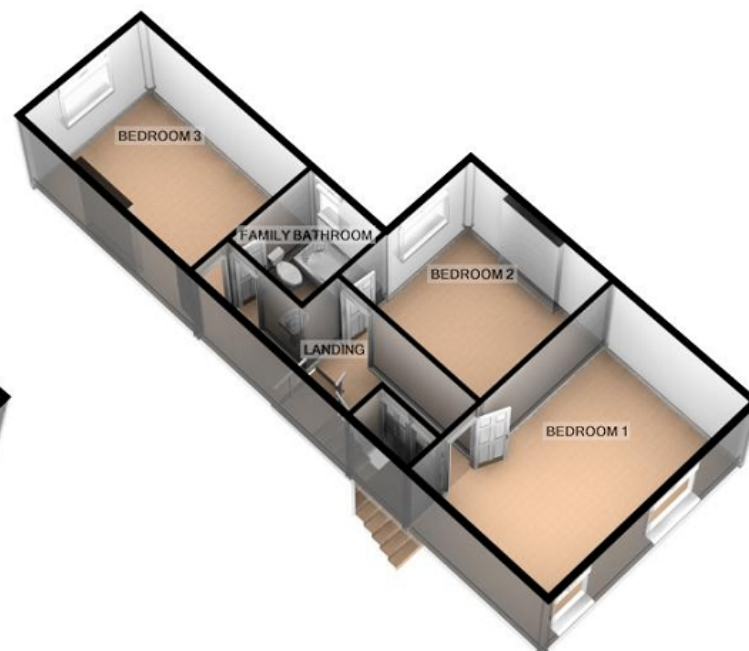
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	49	
(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.



GROUND FLOOR



1ST FLOOR

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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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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