



Shelone Road, Neath, Neath Port Talbot.
SA11 2NE

£150,000

PJC PAYTON
JEWELL
CAINES

Shelone Road, Neath, Neath Port Talbot. SA11 2NE

Ideal for FIRST TIME BUYERS this three bedroom semi detached in an elevated position is situated in Briton Ferry and is close to local amenities, schools and transport links.

£150,000 - Freehold

- Three bedroom semi detached house.
- Lounge.
- Kitchen/dining room.
- Enclosed rear garden.
- Double glazed throughout.
- Council Tax C/ EPC D.



DESCRIPTION

We are pleased to offer to market this three bedroom semi detached house that is modernised and decorated to and high standard throughout and is located in Neath.

The accommodation briefly comprises of entrance hall, lounge, kitchen/dining room, three bedrooms and family bathroom.

ENTRANCE

Accessed via PVCu part double glazed patterned glass inserts leading into welcoming entrance hall.

ENTRANCE HALL

Skimmed ceiling, emulsioned walls, laminate flooring, radiator, staircase to first floor accommodation with under stair storage. All doors leading off.

LOUNGE (11' 9" x 10' 0") or (3.59m x 3.04m)

Skimmed ceiling, coving, emulsioned walls with picture rail, wall light facilities, fitted carpet, radiator and PVCu double glazed window set within bay. Recess area offering shelving.

KITCHEN/DINING ROOM (11' 9" x 11' 1") or (3.57m x 3.39m)

Skimmed ceiling, coving, emulsioned walls, recessed wall with wall light facility and built in storage cupboard to the other side. Continuation of laminate flooring, radiator, ample space for dining furniture and rear facing PVCu double glazed window.

Kitchen area separated by a breakfast bar, tiled flooring and rear facing PVCu double glazed window and door. Fitted with a range of wall and base units and complimentary work surfaces, tiles to splash back areas. Single drainer sink unit and mixer tap. Plumbing in place for washing machine and space for other appliances. Space for low level fridge and freezer. Built in electric oven, hob and extractor hood.

LANDING

Skimmed ceiling, emulsioned walls, spindle balustrade, fitted carpet and side facing PVCu double glazed window. All doors leading off.

FAMILY BATHROOM (7' 1" x 6' 11") or (2.16m x 2.12m)

Skimmed ceiling with access into attic, fully tiled to bath area and emulsioned walls to remainder, laminate tile effect flooring, chrome towel rail heater and rear facing PVCu frosted double glazed window. Room is fitted with a three piece suite in white comprising of low level w.c. pedestal wash hand basin and tiled splash back, panelled bath with over head electric shower and screen.

BEDROOM 1 (13' 11" x 8' 9") or (4.23m x 2.66m)

Skimmed ceiling, coving, emulsioned walls, modern upright radiator, fitted carpet and PVCu double glazed window set within bay. Room is fitted with a four door mirrored wardrobe.

BEDROOM 2 (10' 4" x 9' 9") or (3.14m x 2.98m)

Artex ceiling, coving, emulsioned walls with picture rail, fitted carpet and rear facing PVCu double glazed window. Original cast iron fire place. Louver door to cupboard housing the combination boiler.



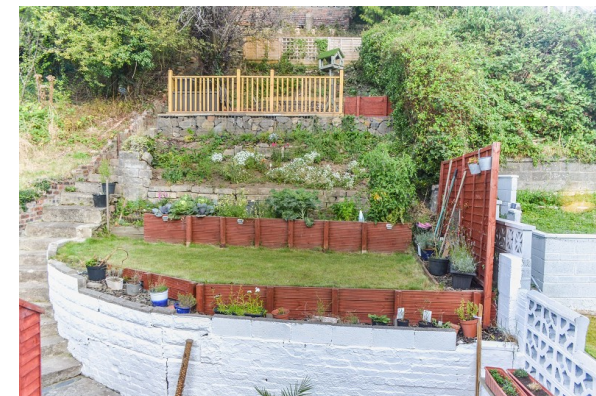
BEDROOM 3 (8' 6" x 7' 2") or (2.58m x 2.19m)

Skimmed ceiling, emulsioned walls, radiator, fitted carpet and front facing PVCu double glazed window.

OUTSIDE


To the rear the garden is enclosed and bounded by wall and wood panel fencing. The garden is elevated and has terraced areas of stone gravel and patio areas. To the next level the garden is laid to lawn with high raised vegetable patch and steps leading to a further terraced area with patio and wooden balustrade ideal for garden furniture. There is an abundance of shrubs and flowers and storage shed to remain.

The frontage is enclosed by natural stone wall, steps leading to front door, stone gravel and shrub borders. Foot path leading to side access to rear.



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

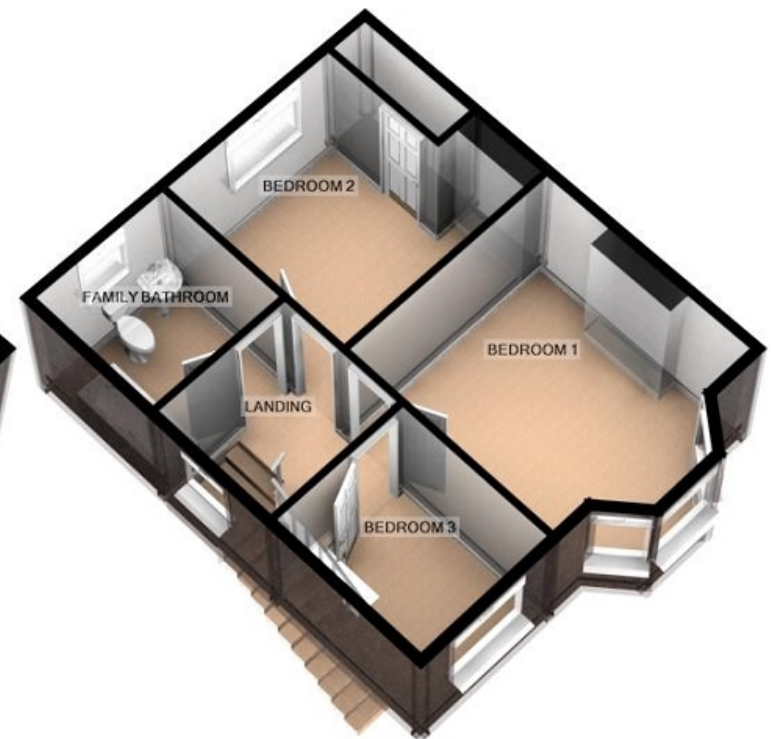
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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.



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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