



Underwood Road, Cadoxton, Neath, Neath
Port Talbot. SA10 8BY

£218,950

PCJ PAYTON
JEWELL
CAINES

Underwood Road, Cadoxton, Neath, Neath Port Talbot. SA10 8BY

Newly modernised three bedroom semi detached house situated within the popular location of Cadoxton. Property benefits from PVCu double glazing throughout and newly decorated to a high standard. Ideal for a family or first time buyers, offered with NO ON GOING CHAIN. Viewing is highly recommended.

£218,950 - Freehold

- Three bedroom semi detached house.
- Newly fitted kitchen & bathroom.
- Lounge/dining room.
- Off road parking.
- NO ON GOING CHAIN.
- Council Tax C/EPC D.



DESCRIPTION

We are pleased to welcome to market this three bedroom semi detached house that has been completely modernised and decorated to a high standard throughout. Situated in the sought after village location of Cadoxton, Located within close proximity to local schools and shops. Good road access to Neath town centre and M4 corridor, along with bus and train links.

Accommodation briefly comprising entrance hall, lounge, conservatory, newly fitted kitchen and downstairs bathroom, three bedrooms and en-suite cloakroom.

Externally there is an enclosed larger than average rear garden with storage sheds and off road parking to the front for several vehicles.

ENTRANCE

Accessed via composite front door with decorative double glazed units leading into entrance hall.

ENTRANCE HALL

Skimmed ceiling, coving, emulsioned walls, vinyl floor covering. Staircase to first floor with newly fitted carpet.

LOUNGE (25' 7" x 12' 8") or (7.80m x 3.85m)

Skimmed ceiling, coving, emulsioned walls, laminate flooring, two sets of radiators. PVCu double glazed window set within box bay to front of property. Feature to the room is the marble hearth and back plate with onset electric fire. French doors leading into conservatory. Door leading into refurbished kitchen.

CONSERVATORY (21' 2" x 6' 0") or (6.45m x 1.83m)

Poly carbonate roof, emulsioned walls, tiled flooring. PVCu window to rear of property and french doors with full double glazed side panels. Power points. Would make an ideal sun room.

KITCHEN (11' 11" x 9' 3") or (3.64m x 2.81m)

Skimmed ceiling, coving, inset ceiling lights, smoke alarm, emulsioned walls, tiled flooring, radiator. PVCu double glazed window to rear and fully glazed door. Refurbished kitchen to a high standard comprising wall and base units in grey high gloss with complementary black work surfaces and tiled splash back areas. One and a half bowl stainless steel single drainer sink unit with mixer tap. Four ring gas hob with electric oven and extractor hood. Integrated kitchen appliances: fridge freezer, cupboard housing the washing machine. Larder unit. Door leading into downstairs bathroom.

DOWNSTAIRS BATHROOM (11' 6" x 4' 9") or (3.50m x 1.46m)

Skimmed ceiling, emulsioned walls, extractor fan, continuation of tiled flooring, radiator. PVCu frosted double glazed window to side of property. Refurbished with white three piece suite comprising low level w.c. pedestal wash hand basin, panelled bath with over head mains fed shower and screen, tiles to splash back area. Cupboard housing combination boiler.

LANDING

Skimmed ceiling, loft access hatch, emulsioned walls, newly fitted carpet. PVCu double glazed window to side of property. All doors leading off.



BEDROOM 1 (12' 8" x 10' 1") or (3.86m x 3.07m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator. PVCu double glazed window to front of property. Door into ensuite.

EN-SUITE CLOAKROOM

Skimmed ceiling, fully tiled walls, vinyl floor covering. Room is fitted with a two piece suite comprising low level w.c. and hand basin set within vanity unit and extractor fan.

BEDROOM 2 (11' 5" x 8' 9") or (3.47m x 2.66m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator. PVC double glazed window to rear of property.

BEDROOM 3 (8' 7" x 6' 8") or (2.62m x 2.02m)

Skimmed ceiling, emulsioned walls, newly fitted carpet, radiator. PVCu double glazed window to rear of property.

OUTSIDE


Newly laid hard standing to front for off road parking for several vehicles.

The rear garden is enclosed and bounded by mainly wall and part wood panels. Planted with mature shrubs and trees. Large patio area ideal for garden furniture. Steps leading to lawned area and further patio. Outside storage shed and large wooden shed to rear. Side access leading to the front.



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		81
(69-80) C		
(55-68) D	64	
(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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