



The Uplands, Port Talbot, Neath Port Talbot. SA13 2EW

£185,000



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We are pleased to offer this THREE BEDROOM SEMI DETACHED home which is situated in a quiet location which is close to Port Talbot town. The property is in close proximity of the M4 corridor, local schools, local shops and amenities and offers beautiful views of the local town and the mountains.

£185,000 - Freehold

- Three bedroom semi detached house
- Refurbished throughout
- Open plan kitchen/diner
- Beautiful views over the bay
- No ongoing chain



DESCRIPTION

We are pleased to offer this traditional built semi detached home which has been refurbished throughout to a high standard, the property is close to M4 corridor, local schools, amenities and offers beautiful views of the mountains and the bay.

Accommodation briefly comprises hallway, reception room, kitchen/diner pantry cupboard, to the first floor three bedrooms and family bathroom.

HALLWAY

Access via part glazed solid oak door. Skimmed ceiling. Emulsioned walls. Radiator. Stairs to first floor. Built in under stair storage. Solid wood oak flooring. All doors leading off.

RECEPTION 1 (13' 6" x 11' 5") or (4.12m x 3.48m)

Skimmed ceiling. Coving. Emulsioned walls. Double glazed PVCu bay window to the front of the property. Radiator. Solid oak wood flooring.

KITCHEN/DINER (17' 9" x 12' 5") or (5.41m x 3.79m)

Skimmed ceiling. Coving. Chrome inset spotlights. Three featured pendant lights over the breakfast bar. Emulsioned walls. Double glazed PVCu window to the rear of the property. Radiator. Kitchen is fitted with a range of white gloss wall and floor cupboards with complementary wood effect laminate work top. Black melamine one and a half sink and drainer with hot and cold mixer tap. Black glass four ring gas hob with built-in electric oven and stainless steel exactor hood above. Built-in dishwasher. Double glazed PVCu french doors leading out to the rear garden. To the kitchen there is slate effect ceramic floor tiles and to the dining area solid wood oak flooring.

PANTRY

Double glazed PVCu window to side of property. Plumbing and electrics for washing machine and tumble dryer.

LANDING

Skimmed ceiling. Emulsioned walls. Double glazed PVCu frosted window to the side of the property. Fitted carpet. All doors leading off.

BEDROOM 1 (12' 6" x 11' 11") or (3.80m x 3.63m)

Skimmed ceiling. Emulsioned walls with one papered wall. Double glazed PVCu window to the rear of the property. Radiator. Large fitted wardrobes with sliding doors. Fitted carpet.

BEDROOM 2 (11' 10" x 11' 10") or (3.61m x 3.60m)

Skimmed ceiling. Emulsioned walls. Double glazed PVCu window to the front of the property. Radiator. Fitted carpet.

BEDROOM 3 (8' 4" x 6' 11") or (2.55m x 2.11m)

Skimmed ceiling. Loft access hatch with drop down ladder. Loft houses the gas combination boiler. Emulsioned walls. Double glazed PVCu window to front of property. Radiator. Solid wood block flooring.



FAMILY BATHROOM (7' 11" x 6' 1") or (2.41m x 1.85m)

Skimmed ceiling. Chrome inset spotlights. Emulsioned walls with tiles to splash-back areas. Double glazed PVCu frosted window to the rear of the property. Room fitted with three piece suite in white comprising WC, vanity wash hand basin with mixer taps set within a high glass vanity unit, P shape bath with wall mounted shower. Wall mounted chrome towel rail. Vinyl flooring.

OUTSIDE


The front is laid mainly to pea gravel bounded on three sides with brick wall. Steps leading to front door, with side gate access to:

Rear garden

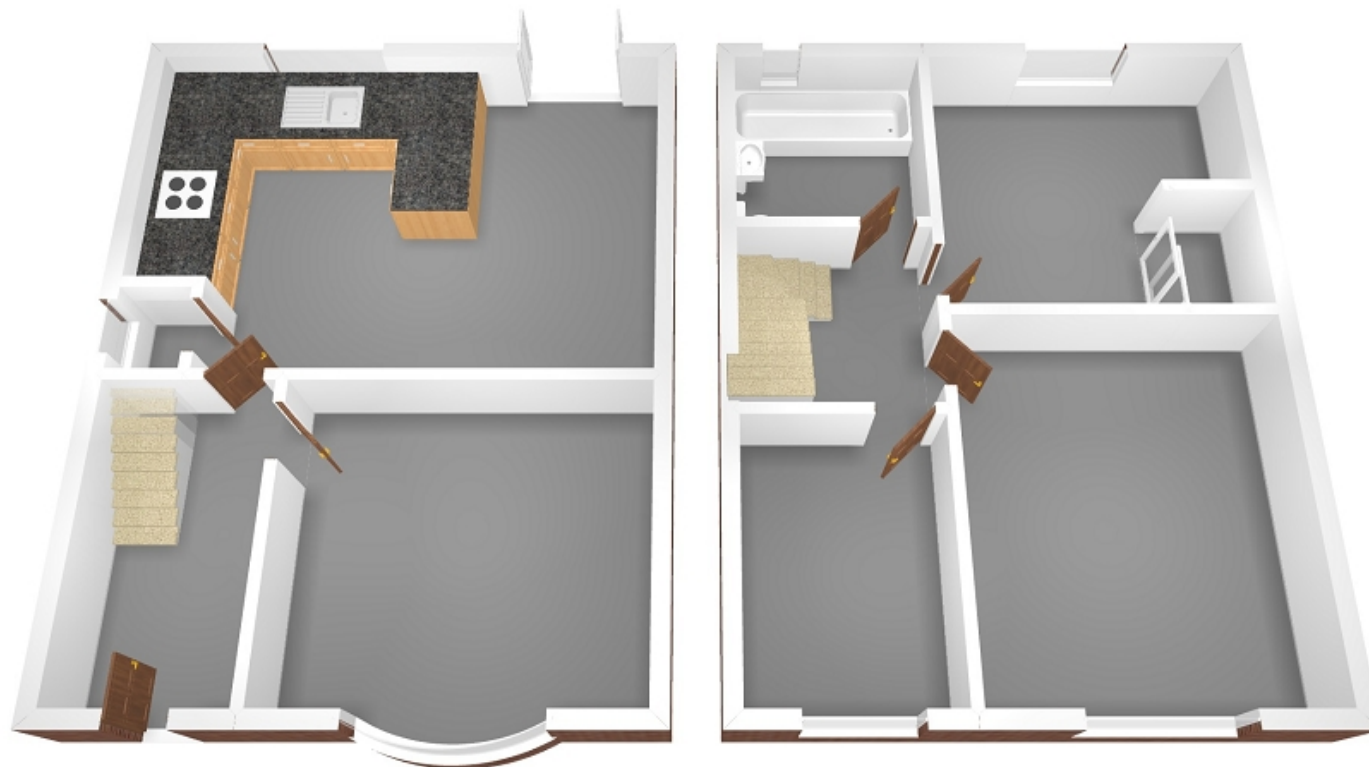
Wooden deck area leading to a bark terrace with two brick built storage sheds. Garden is bounded by three sides of wooden fencing. Steps leading up to separate levels which are mainly laid to lawn.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(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.



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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