



Dan-Y-Bryn Dyffryn Road, Port Talbot,
Neath Port Talbot. SA13 2UH

£119,950

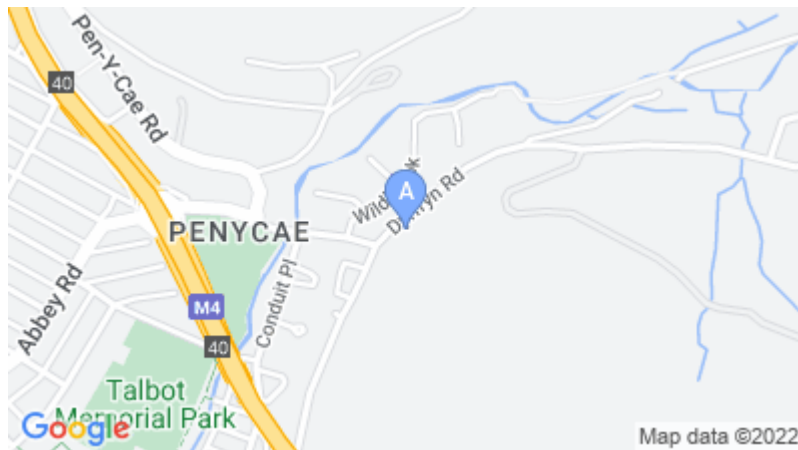


Dan-Y-Bryn Dyffryn Road, Port Talbot, Neath Port Talbot. SA13 2UH

Three bedroom semi detached house with modern open plan living space would be an ideal purchase for a first time buyer or investor. The property is located within the popular residential location of Taibach with all local amenities on hand and the M4 corridor just minutes away. NO ON GOING CHAIN.

£119,950 - Freehold

- Three bedroom semi detached house.
- Open plan lounge/kitchen/diner.
- Outside utility room.
- Enclosed rear garden.
- NO ON GOING CHAIN.
- Council Tax C/EPC D.



DESCRIPTION

We are pleased to welcome to market this three bedroom semi detached house situated in Taibach and located within close proximity to local shops, schools, amenities and transport links.

Accommodation briefly comprises modern open plan lounge/kitchen/diner, family bathroom and three bedrooms.

Externally there is enclosed front and rear gardens with outbuilding used as utility room.

ENTRANCE

Accessed via PVCu front door leading into entrance hall.

ENTRANCE HALL

Skimmed ceiling, part emulsioned part papered walls with dado rail, laminate flooring, radiator and PVCu double glazed window to side. Staircase to first floor with fitted carpet and storage underneath. Two doors leading into open plan lounge/kitchen/diner.

OPEN PLAN KITCHEN/DINER/LOUNGE (22' 1" x 17' 4") or (6.74m x 5.29m)

Lounge area: Skimmed ceiling and coving, papered emulsioned walls with feature wall paper within recess alcoves. Laminate flooring throughout, radiator and PVCu double glazed window set within bay boasting good views of surrounding area. Focal point to the room is the fire surrounds with marble hearth and back plate onset electric fire. Cupboards and shelving to alcoves.

Dining area: Skimmed ceiling and coving, papered walls, continued with laminate flooring and PVCu double glazed window to rear of property. High gloss white cupboard to alcove with built in microwave.

Kitchen area: Modern fitted kitchen with white high gloss wall and base units with complementary work surfaces and panelled splash back areas. One and half bowl sink unit and modern mixer tap. Five ring gas burner, electric oven and extractor hood. PVCu double glazed window and door to rear garden.

LANDING

Skimmed ceiling, emulsioned and part papered wall with dado rail, laminate flooring and PVCu double glazed window to side of property. All doors leading off.

FAMILY BATHROOM (6' 8" x 5' 11") or (2.03m x 1.81m)

Skimmed ceiling, loft access hatch, fully tiled walls, laminate flooring, radiator and PVCu frosted double glazed window to rear of property. Room is fitted with a three piece suite in white comprising low level w.c. pedestal wash hand basin, panelled bath with overhead mains fed shower and screen.

BEDROOM 1 (10' 10" x 9' 0") or (3.29m x 2.74m)

*Measurements include built in wardrobes.

Skimmed ceiling, coving, emulsioned walls, laminate flooring, radiator and PVCu double glazed window to front of property. Dressing table area and floor to ceiling built in wardrobes.



BEDROOM 2 (11' 0" x 10' 11") or (3.36m x 3.33m)

Skimmed ceiling, emulsioned walls, laminate flooring, radiator and PVCu double glazed window to rear of property. Cupboard to alcoves housing combination boiler and shelves.

BEDROOM 3 (7' 5" x 6' 11") or (2.25m x 2.12m)

Skimmed ceiling, coving, emulsioned walls, laminate flooring, radiator and PVCu tilt and turn double glazed window to front of property. Room can be used as a dressing room or study with units and wardrobes to remain.

OUTSIDE


The front is enclosed and bounded by wall and laid to lawn with steps leading to front door and side access via gate to rear garden.

The rear has an outside attached storage unit with plumbing for washing machine and power installed. Steps leading to enclosed elevated garden planted with mature shrubs and decked area ideal for garden furniture. Wooden storage shed.



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		85
(69-80) C		
(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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