



Gwar Y Caeau, Port Talbot, Neath Port Talbot. SA13 2UR

£170,000





## Gwar Y Caeau, Port Talbot, Neath Port Talbot. SA13 2UR

We are pleased to offer for sale this traditional semi detached property located within the SOUGHT AFTER location of Penycae this property boasts extensive VIEWS over to Swansea Bay from the front elevation. Property benefits from PVCu double glazing throughout.

£170,000 - Freehold

- Three Bedroom semi detached house.
- Two reception rooms.
- Feature log burner.
- Two double bedrooms.
- Enclosed tiered rear garden.
- Council Tax C/EPC D.



## DESCRIPTION

Ideally located within easy access of Port Talbot town centre and the M4 corridor we are pleased to introduce this well presented three bedroom semi detached family home. Internal viewing is highly recommended to fully appreciate all that this property has to offer.

Accommodation briefly comprises to the ground floor porch, hallway, reception room with archway through to the second reception which has a square opening to the kitchen. To the first floor there are two double bedrooms, one of which has built-in wardrobes, one single bedroom and the family bathroom.

Externally the property offers a tiered garden to the rear with block built storage shed and side access to a low maintenance front garden.

## ENTRANCE

Accessed via Oak effect PVCu french doors leading into porch.

## PORCH

Emulsioned panelled ceiling, ceramic wall and floor tiles and white PVCu glazed door and side panel leading into hallway.

## HALLWAY

Papered ceiling, coving, papered walls and solid wood flooring. Staircase leading to first floor accommodation. Doors leading off.

## RECEPTION 1 (12' 4" x 10' 8") or (3.76m x 3.26m)

Skimmed ceiling, emulsioned walls, solid wood flooring, radiator and front facing bay window with fitted roller blinds. Feature log burner with slate hearth and wooden mantle. Built in cupboards into alcoves.

## RECEPTION 2 (12' 0" x 10' 4") or (3.65m x 3.15m)

Skimmed ceiling, emulsioned walls, solid wood flooring, radiator and rear facing oak effect PVCu window with fitted roller blinds.

## KITCHEN (10' 5" x 7' 9") or (3.18m x 2.36m)

Skimmed ceiling, coving, emulsioned walls, ceramic floor tiles and PVCu part glazed door leading to rear garden. Kitchen is fitted with solid wood floor cupboards with laminate worktops. Stainless steel sink and drainer with chrome mixer tap. Four ring gas hob and oven and upright fridge/freezer to remain. Wall mounted combination boiler. Built in storage cupboards with contrasting red gloss doors. Under stair space with plumbing in place for washing machine and side facing frosted PVCu window.

## LANDING

Papered ceiling, coving, papered walls, fitted carpet and large side facing feature PVCu glazed stained glass window. Built in storage cupboard and doors leading off.

## BEDROOM 1 (11' 6" x 10' 2") or (3.50m x 3.11m)

Skimmed ceiling, emulsioned walls, fitted carpet, radiator and front facing oak effect PVCu bay window with views over the town.





## **BEDROOM 2 (12' 2" x 9' 11") or (3.71m x 3.02m)**

Skimmed ceiling, coving, papered walls, fitted carpet, radiator and rear facing oak PVCu window with fitted vertical blinds and curtains. Floor to ceiling built in storage with sliding mirrored doors.

## **BEDROOM 3 (7' 9" x 7' 1") or (2.37m x 2.15m)**

Skimmed ceiling, loft access hatch, emulsioned walls, fitted carpet and front facing oak effect PVCu window with views over the town.

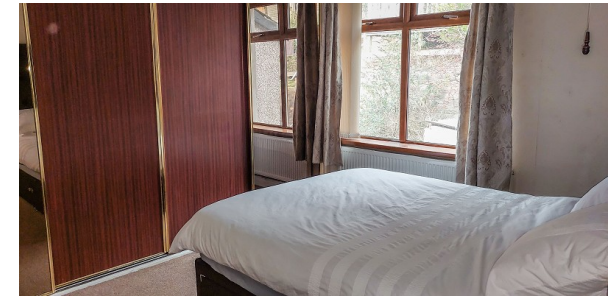
## **FAMILY BATHROOM (8' 4" x 5' 10") or (2.54m x 1.78m)**

Skimmed ceiling, coving, spotlight fitting, floor to ceiling ceramic wall tiles, vinyl flooring and two side facing frosted oak effect PVCu windows. Room is fitted with a three piece suite comprising w.c. pedestal wash hand basin with chrome taps and bath with chrome taps and wall mounted shower with shower curtain. Built in storage cupboard.


## **OUTSIDE**

Front garden is elevated with steps leading up to the front door.

Rear garden is enclosed and tiered over three levels with storage sheds, decked area to the top tier and a sun terrace to the bottom tier.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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