



Newbridge Road, Port Talbot, Neath Port  
Talbot. SA12 6BY

£159,950

**PJC** PAYTON  
JEWELL  
CAINES



# Newbridge Road, Port Talbot, Neath Port Talbot. SA12 6BY

Introducing this THREE BEDROOM SEMI-DETACHED house located close to Aberavon beach front. Would make an ideal FAMILY HOME. The property is ideally located in Little Warren with excellent transport links. VIEWING HIGHLY RECOMMENDED with NO-ONGOING CHAIN

£159,950

- Three bedroom semi detached house
- Two reception rooms
- Utility Room
- Low maintenance garden
- Garage





## DESCRIPTION

We are pleased to offer this three bedroom semi detached property located within walking distance to Aberavon beach, local shops and amenities with excellent transport links.

The property briefly comprises to the ground floor, porch, hallway, two reception rooms, kitchen and utility room. To the first floor three bedrooms and family bathroom.

Externally small enclosed garden to the front, low maintenance garden to the rear with double garage.

## ENTRANCE PORCH

Access via Oak effect double glazed PVCu door. Skimmed ceiling. Emulsioned walls. Oak effect double glazed PVCu widows. Vinyl flooring. Wooden glazed door leading to:

## HALLWAY

Wallpapered ceiling. Coving. Emulsioned papered walls. Radiator. Stairs to first floor. Under stair built in storage cupboard which houses gas combination boiler. Vinyl flooring. All doors leading off.

## RECEPTION 1 (16' 5" x 12' 4") or (5.0m x 3.76m)

Tiled ceiling. Coving. Emulsioned papered walls. Feature brick fire place built into the alcoves with marble hearth and free standing electric fire. Double glazed PVCu bay window to front of property. Radiator. Fitted carpet. Double wooden glazed doors leading into:

## RECEPTION 2 (12' 5" x 10' 2") or (3.79m x 3.11m)

Tiled ceiling. Coving. Wallpapered walls. Two windows, one looking into the utility room and the other into the kitchen. Radiator. Fitted carpet.

## KITCHEN (18' 11" x 12' 9") or (5.77m x 3.89m)

Tiled ceiling. Coving. Two flush light fittings. Papered walls with ceramic tiles to splash-back areas. Radiator. Two double glazed PVCu windows one to the rear and one to the side of the property. Room fitted with a range of wood effect melamine wall and floor cupboards with laminate work top. Cream melamine sink with chrome hot and cold mixer tap. Space for free standing cooker. Fitted extractor hood. Under counter space for two appliances. Vinyl flooring. Half glazed PVCu door leading to:

## UTILITY ROOM (13' 7" x 5' 6") or (4.13m x 1.68m)

Poly carbonate sloping roof. Stippled walls. Ceramic tiles to splash-back areas. Double glazed PVCu frosted window to the rear. Room is fitted with wood effect melamine wall and floor cupboards with laminate work top. Space for appliances. Half glazed PVCu door leading to the garden. Vinyl flooring.

## LANDING

Tiled ceiling. Loft access hatch. Coving. Emulsioned papered walls. Double glazed PVCu window to side of property. Fitted carpet. All doors leading off.

## BEDROOM 1 (14' 4" x 9' 10") or (4.37m x 3.00m)

Tiled ceiling. Coving. Emulsioned papered walls. Across one wall floor to ceiling built in wardrobes. Double glazed PVCu bay window to front of property. Fitted carpet.



### **BEDROOM 2 (13' 1" x 8' 8") or (4.00m x 2.63m)**

Tiled ceiling. Coving. Emulsioned papered walls. Double glazed PVCu window to rear of property. Built-in wardrobes into the alcoves. Fitted carpet.

### **BEDROOM 3 (9' 8" x 9' 2") or (2.95m x 2.80m)**

Tiled ceiling. Coving. Emulsioned papered walls. Double glazed PVCu window to the rear of property. Radiator. Fitted carpet.

### **BATHROOM (7' 11" x 6' 7") or (2.42m x 2.0m)**

PVCu clad ceiling. Flush light fitting. Floor to ceiling ceramic wall tiles. Double glazed PVCu frosted window to the front of the property. Room fitted with three piece suite comprising W.C, pedestal wash hand basin and shower cubicle with glass doors. Built in storage shelves. Radiator. Fitted carpet.


### **OUTSIDE**

To the front bounded by brick and block walls. Gate leading to front door. Central located flowerbed. Wooden side gate leading to rear garden.

Low maintenance rear garden with concrete painted with patio area. Bounded on two sides by block walling and double garage to the rear. Sun shelter with wooden deck and tiled roof. Storage shed. Built-in storage with downstairs W.C. Wooden gate accessing garage.



# 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>	65	
(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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