



Clos Olympaidd, Port talbot. SA12 6EX

£199,950





## Clos Olympaidd, Port talbot. SA12 6EX

Introducing this well presented, new build semi-detached property. The property comprises 2 double bedrooms, kitchen/diner and two car parking spaces to the front. The property boasts a host of extras to the standard specification and must be viewed.

£199,950

- PVCu windows & doors throughout
- Open plan kitchen diner
- Back garden
- Off road parking
- Council tax band -B / EPC - B



## DESCRIPTION

We are pleased to introduce this beautiful two bedroom semi detached new build property. Adjacent to Aberavon promenade and close proximity to local restaurants, Aberavon Celtic Leisure Centre, Tywyn Primary School and the sea front.

This property comprises two double bedrooms, a fully fitted kitchen diner with integrated appliances, and two parking spaces to the front.

Viewing is highly recommended.

## HALLWAY

Black part glazed composite front door into hallway. Skimmed ceiling. Centre pendant light. Skimmed walls. Radiator. Grey wood effect luxury vinyl flooring. Doors leading off. Stairs to first floor accommodation.

## DOWNSTAIRS CLOAKROOM

Skimmed ceiling. Flush light. Emulsioned walls. Skirting boards. Grey wood effect luxury vinyl flooring. Radiator. Front facing PVCu window. Fitted roller blind. Two piece white suite comprising wall mounted wash hand basin, chrome hot and cold mixer tap and w.c.

## LOUNGE (13' 3" x 9' 5") or (4.05m x 2.87m)

Skimmed ceiling. Centre pendant light. Emulsioned walls. Skirting board. Grey wood effect luxury vinyl flooring. Radiator. Front facing PVCu window. Fitted roller blind. Built in under stairs storage cupboard. Door through to kitchen diner.

## KITCHEN/DINER (12' 7" x 8' 3") or (3.84m x 2.51m)

Skimmed ceiling. Two pendant lights. Skimmed walls. Skirting board. Grey wood effect luxury vinyl flooring. Rear facing PVCu window. Fitted roller blind. PVCu french doors with fitted roller blind. Room fitted with a range of modern grey wall and floor cupboards. Complimentary grey laminate work top. Grey 1.5 composite sink. Chrome hot and cold mixer tap. Stainless steel four ring built in gas hob. Glass grey splash back. Overhead extractor hood. Built in electric oven. Integrated fridge and freezer. Integrated washer dryer. Cupboard housing gas fired combination boiler.

## LANDING

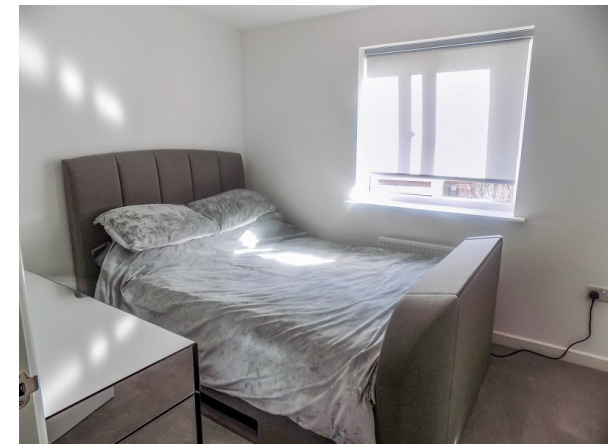
Skimmed ceiling. Centre pendant light. Loft access hatch. Emulsioned walls. Skirting board. Fitted carpet. Doors leading off.

## BEDROOM 1 (10' 11" x 8' 4") or (3.34m x 2.54m)

Skimmed ceiling. Centre pendant light. Emulsioned walls. Skirting board. Fitted carpet. Rear facing PVCu window. Fitted roller blind. Radiator. Floor to ceiling built in wardrobes with three mirror sliding doors.

## BEDROOM 2 (9' 11" x 8' 4") or (3.03m x 2.55m)

Skimmed ceiling. Centre pendant light. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Two front facing PVCu windows. Fitted roller blinds. Floor to ceiling built in double mirror door wardrobe. Built in storage cupboard.



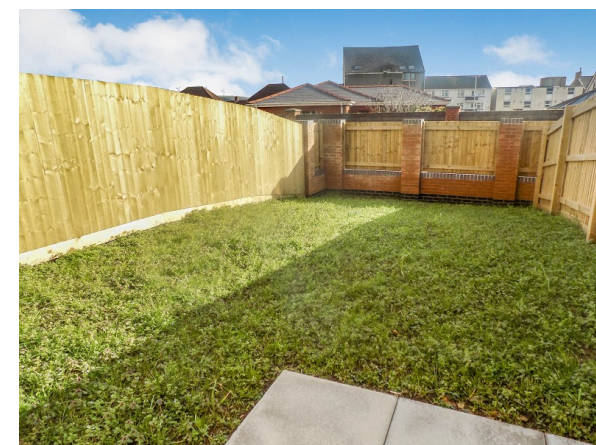


## BATHROOM (5' 8" x 6' 4") or (1.73m x 1.92m)


Skimmed ceiling. Flush light fitting. Emulsioned walls. Ceramic tiled splash back areas. Extractor fan. Vinyl flooring. Wall mounted white heated towel rail. Side facing frosted PVCu window. Fitted with a three piece white suite comprising w.c, pedestal wash hand basin, chrome hot and cold mixer tap. Wall mounted shower with glass door.

## OUTSIDE

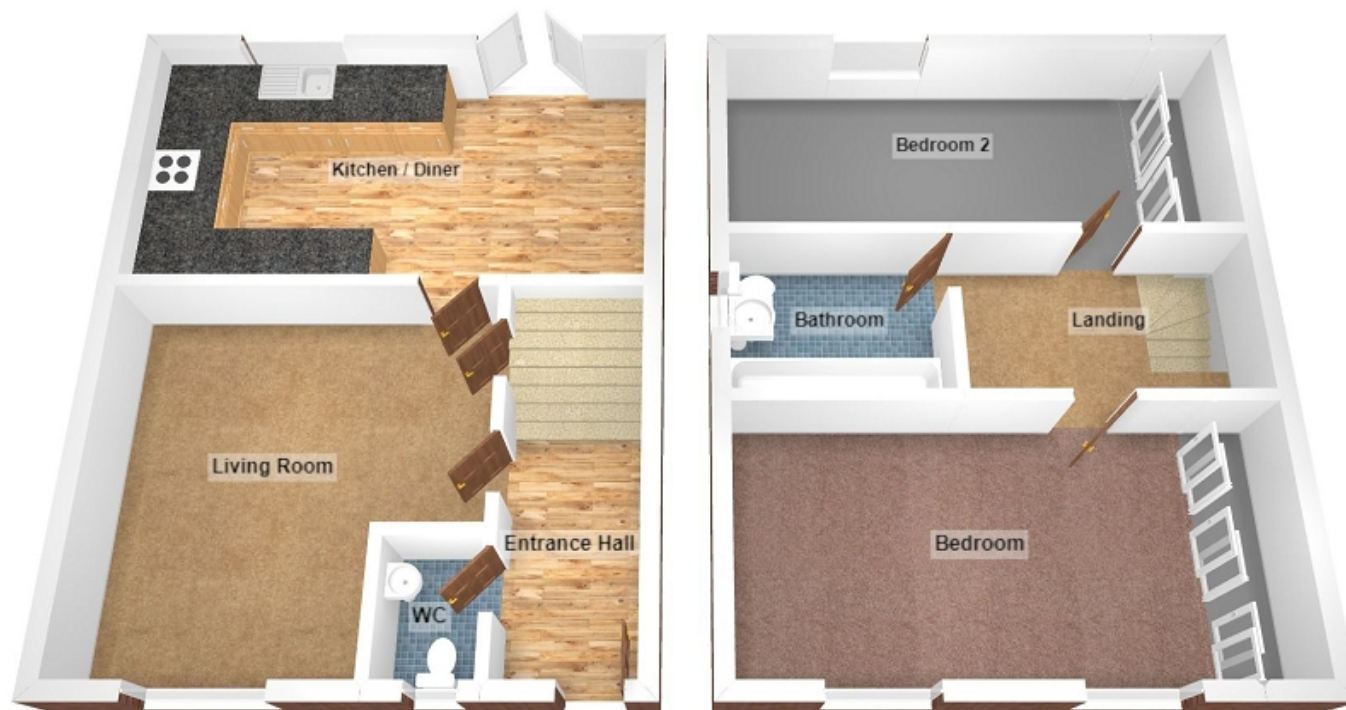
Front of property laid to tarmac. Two car parking spaces. Paved path to property entrance. Rear garden bounded on three sides by wood fencing. Laid mainly to lawn with paved patio area.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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