



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

£249,950



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We are pleased to offer this TWO BEDROOM DETACHED bungalow which is situated close to Port Talbot town centre and with good links to M4. This property benefits from lounge, kitchen, dining room and views over the town. Some modernisation is required. Would make a perfect family home.

Accommodation briefly comprises two reception rooms, Kitchen, Family bathroom, two bedrooms, Front and rear gardens.

£249,950 - Freehold

- Two bedroom detached bungalow
- Two reception rooms
- Family bathroom
- Front and rear gardens
- Detached single garage



DESCRIPTION

We are pleased to offer this TWO BEDROOM DETACHED bungalow which is situated close to Port Talbot town centre and good links to M4. This property benefits from lounge, kitchen, dining room and views over the town. Some modernisation is required. Would make a perfect family home.

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HALLWAY

Leaded glazed PVCu front door with side panels leading into generous hallway. Papered ceiling. Access into attic via pull down ladder, part boarded (potential conversion). Centre pendant chandelier fitting. Coving. Original picture rail. Papered walls. Radiator. Doors leading off. Original maple wood strip flooring.

RECEPTION 1 (16' 5" x 10' 11") or (5.0m x 3.32m)

Papered ceiling. Centre pendant light fitting. Coving. Papered walls. Original picture rail. Stone hearth and surround with wooden mantle. Free standing electric fire. Front facing PVCu window with fitted Venetian blinds and window to side. Curtains. Pelmet. Radiator. Original maple wood flooring.

KITCHEN (13' 1" x 10' 8") or (4.0m x 3.25m)

Polystyrene tiled ceiling. Two fluorescent strip light fittings. Coving. Papered walls. One feature tongue and groove panelled wall. Ceramic tiles to splash back areas. Side facing PVCu window with fitted roller blind. Glazed PVCu door leading to rear garden. Kitchen fitted with range of olive green melamine floor and wall cupboards with laminate worktops. Stainless steel sink and double drainer with hot/cold mixer taps. Built in four ring gas hob with overhead extractor hood. Built in electric oven/grill. Space for upright fridge/freezer. Radiator. Floor mounted gas fired boiler. Original terrazzo flooring and floor hatch door leading to cellar, approx 5ft x 3 ft (measurements to be confirmed).

FAMILY BATHROOM (9' 10" x 6' 4") or (3.0m x 1.92m)

Artexed ceiling with coving. Flush light fitting. Floor to ceiling ceramic wall tiles. Radiator. Rear facing frosted PVCu window with fitted roller blinds. Built in airing cupboard. Room fitted with three piece beige suite comprising pedestal wash hand basin with gold hot/cold mixer taps, W.C. and bath tub with gold hot/cold mixer taps and wall mounted shower with glass shower screen. Fitted carpet

BEDROOM 1 (13' 1" x 11' 0") or (4.0m x 3.36m)

Papered ceiling with pendant light fitting. Papered walls. Original picture rail. Rear facing PVCu window with net curtain, pole and curtains. Radiator. Original wood flooring.

BEDROOM 2 (10' 11" x 9' 10") or (3.33m x 3.0m)

Polystyrene tiled ceiling. Pendant light fitting. Coving. Papered walls with original picture rail. Room fitted with range of built in melamine wardrobes and over bed storage. Rear facing PVCu window with net curtain, pole and curtains. Radiator. Original wood flooring.



FRONT GARDEN

Attractive front garden. Steps leading up to front door. Sun terrace with views over the town. Bounded on three sides by brick wall. Laid to lawn. Detached single garage with wooden access doors and tiled pitched roof. Side wrought iron gate leading to rear garden.


REAR GARDEN

Generous sized garden. Laid mainly to lawn. Planted with range of mature shrubs and trees. Ornamental pond. Ornamental well feature. Wooden storage shed. Brick built storage shed with plumbing, electric and W.C.



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		81
(69-80) C		
(55-68) D		
(39-54) E	49	
(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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