



The Sinnatts , Neath, Neath Port Talbot.  
SA10 7BY

£140,000

 PAYTON  
JEWELL  
CAINES

## The Sinnatts , Neath, Neath Port Talbot. SA10 7BY

Payton Jewell Caines are delighted to offer this IMMACULATELY PRESENTED three bedroom semi detached BUNGALOW, situated on a GENEROUS SIZED PLOT. This MODERN property would prove an IDEAL FAMILY HOME and EARLY internal viewing comes HIGHLY RECOMMENDED to fully appreciate.

£140,000 - Freehold

- Three bedroom semi detached bungalow
- Immaculately presented throughout
- Lounge & separate dining room
- Refurbished family bathroom
- Generous sized enclosed rear garden
- Single garage & driveway



## DESCRIPTION

An immaculately presented three bedroom semi detached bungalow, situated within walking distance to Neath town centre with all its amenities, train station and schools such as Woodland Road and Melin Primary School along with Dwr Y Felin Comprehensive. Good road access to M4 corridor. Early viewing comes highly recommended on this ideal family home.

## ENTRANCE

Access via PVCu front door with part panelled part frosted double glazed side screen into welcoming entrance hallway.

## ENTRANCE HALLWAY

Skimmed ceiling. Loft access. Papered walls. Radiator. Fitted carpet.

## RECEPTION 2/DINING ROOM (11' 11" x 8' 9") or (3.63m x 2.67m)

Skimmed ceiling. Emulsioned walls. Radiator. Cupboard housing gas combination boiler. PVCu double glazed window to front. Oak effect laminate flooring. Open plan into lounge and kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM (EXTENSION) (13' 2" x 10' 4") or (4.02m x 3.16m)

Skimmed ceiling. Inset ceiling lights. Emulsioned walls. A range of base and wall units with complementary high gloss work surface. Glass display cabinets and shelving. Acrylic sink unit with mixer tap. Recessed area making a feature for range cooker (under separate negotiation). Plumbing for automatic washing machine. Space for free fridge/freezer. PVCu double glazed window and door to rear. Radiator. Oak effect laminate flooring.

## LOUNGE (16' 0" x 13' 0") or (4.87m x 3.95m)

Vaulted ceiling. Two down lights. Emulsioned walls. Focal point to the room is the marble fire surround with onset gas fire. PVCu double glazed window to front. Sliding patio doors to rear. Two radiators. Oak effect laminate flooring.

## FAMILY BATHROOM (8' 0" x 5' 9") or (2.43m x 1.74m)

Refurbished to a high standard. Skimmed ceiling. Inset ceiling lights. Emulsioned walls. Tiling to splash back areas. Three piece suite comprising P-shaped bath with overhead mains fed shower, shower screen and centre taps, low level w.c. and pedestal wash hand basin. Chrome heated towel rail. Attractive shelving. PVCu frosted double glazed window to side. Tiled flooring.

## MASTER BEDROOM (16' 6" x 8' 11") or (5.03m x 2.73m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Built-in double door wardrobe. PVCu double glazed window to rear aspect. Fitted carpet.

## BEDROOM 2 (11' 0" x 6' 8") or (3.36m x 2.04m)

Skimmed ceiling. Emulsioned walls. Radiator. Built-in double door wardrobe. PVCu double glazed window to front aspect. Fitted carpet.

## BEDROOM 3 (10' 11" x 9' 0") or (3.33m x 2.74m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to front aspect. Fitted carpet.



## OUTSIDE

The rear garden is enclosed and bounded by wood panel fencing and natural hedgerow. Paved patio areas ideal for garden furniture. Lawned area with a variety of flower and shrub borders. Greenhouse to remain. Side access.

The front forecourt offers lawned area with shrub borders. Paved patio area. Block paved driveway offering off road parking. Single detached garage which is accessed via up and over door with power installed.

## DIRECTIONS

Head towards Neath Abbey off roundabout and take the first right, follow the road along taking a right onto The Sinnatts where the property can be found.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                         |
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92-100) <b>A</b>                           |                         |                                                                                   |
| (81-91) <b>B</b>                            |                         | 84                                                                                |
| (69-80) <b>C</b>                            |                         |                                                                                   |
| (55-68) <b>D</b>                            | 62                      |                                                                                   |
| (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.

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                    |
|-----------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                          |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                    |
| (92-100) <b>A</b>                                               |                         |                                                                                    |
| (81-91) <b>B</b>                                                |                         | 84                                                                                 |
| (69-80) <b>C</b>                                                |                         |                                                                                    |
| (55-68) <b>D</b>                                                | 61                      |                                                                                    |
| (39-54) <b>E</b>                                                |                         |                                                                                    |
| (21-38) <b>F</b>                                                |                         |                                                                                    |
| (1-20) <b>G</b>                                                 |                         |                                                                                    |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                    |
| England, Scotland & Wales                                       | EU Directive 2002/91/EC |  |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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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