




BRITISH
PROPERTY
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2019
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GOLD WINNER
ESTATE AGENT IN
NEATH PORT TALBOT

Llewellyn Street, Glynneath, Neath, Neath
Port Talbot. SA11 5AE

£110,000

 PAYTON
JEWELL
CAINES

Llewellyn Street, Glynneath, Neath, Neath Port Talbot. SA11 5AE

We are please to present this THREE BEDROOM semi-detached house situated in the peaceful VILLAGE location of Glynneath. Benefiting from PVCu DOUBLE GLAZING throughout. DOWNSTAIRS bathroom/shower room. Large CONSERVATORY to rear. Generous sized STORAGE SHED. SINGLE GARAGE.

£110,000 - Freehold

- Three bedroom semi-detached house
- Downstairs bathroom/shower room
- Lounge/dining room
- Conservatory
- Larger than average single garage to rear
- No ongoing chain
- Storage shed - EPC D



DESCRIPTION

A three bedroom semi-detached house situated in the village location of Glynneath which is served with local shops and schools. The RFC is within walking distance. Good road access to the A465 which leads to the M4 corridor and Neath Town Centre. Can be offered with no on going chain.

ENTRANCE

Access via PVCu part panelled, part decorative front door into:-

ENTRANCE HALL

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. Stair case to first floor.

LOUNGE / DINING ROOM (21' 0" x 14' 2") or (6.39m x 4.32m)

Skimmed and coved ceiling. Emulsioned walls. One feature wallpapered wall. Focal point to the lounge is the ornate fire surrounds, marble hearth and back plate with electric onset fire. PVCu double glazed window set within bay. Ample space for dining furniture. Two sets of radiators. Fitted carpet. Door to walk-in storage room with lighting. Fitted carpet and shelving. Double doors into:-

KITCHEN (10' 10" x 9' 8") or (3.30m x 2.95m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Tiled splash back area. A range of wall and base units, complementary work surfaces. Built in oven and hob. Integrated dishwasher. Plumbing for automatic washing machine and space for other appliances. Washing machine to remain. Laminate flooring. PVCu double glazed window and door leading into conservatory. Door leading into:-

BATHROOM (9' 7" x 6' 10") or (2.93m x 2.09m)

Skimmed and coved ceiling. Fully tiled walls. Fitted carpet. Radiator. Four piece suite comprising low level w.c., pedestal wash hand basin, panelled bath and shower cubicle area with mains fed shower, rail and curtain . PVCu frosted double glazed window.

CONSERVATORY (15' 11" x 7' 4") or (4.86m x 2.24m)

Victorian style polycab roof. PVCu double glazed unit set on dwarf wall. Tiled flooring. Air conditioning. Power points installed and wall light facility. PVCu fully glazed door onto rear garden. Blinds where fitted to remain.

LANDING

Skimmed ceiling. Access into attic. Emulsioned walls. PVCu double glazed window to side. Fitted carpet.

BEDROOM 1 (10' 10" x 8' 10") or (3.31m x 2.68m)

Skimmed ceiling. Emulsioned walls. Two PVCu double glazed windows to front of property with vertical blinds. A range of fitted wardrobes with three mirrored sliding doors. Radiator. Fitted carpet.

BEDROOM 2 (10' 2" x 6' 11") or (3.10m x 2.12m)

Skimmed ceiling. Part papered, part emulsioned walls. Fitted carpet. Radiator. Built in double door airing cupboard housing the combination boiler with shelving. Built in Wardrobe. PVCu double glazed window to rear.



BEDROOM 3 (7' 1" x 5' 10") or (2.17m x 1.78m)

Currently used as a dress room and w.c. Skimmed ceiling. Emulsioned walls. Access into attic. Fitted carpet. Radiator. Low level w.c. (saniflo), pedestal wash hand basin. PVC double glazed window to rear.

GARAGE

Access via double wooden doors. Larger than average single garage which is in need of some attention.

OUTSIDE

Rear enclosed and bounded by part wood fencing and breeze block wall. Wood decking. Patio area ideal for garden furniture. Lawned with shrub borders. Courtesy door into shed which has power installed. Side gate to rear lane side access. Frontage is enclosed and bounded by breeze block wall. Low maintenance with stone gravel. Wrought iron gate giving access to footpath leading to front door.

DIRECTIONS

Travelling on the A465 towards Glynneath. Take the A4109 exit towards Onllwyn. Continuing along the road take the first left onto Llewellyn Street where the property can be found.



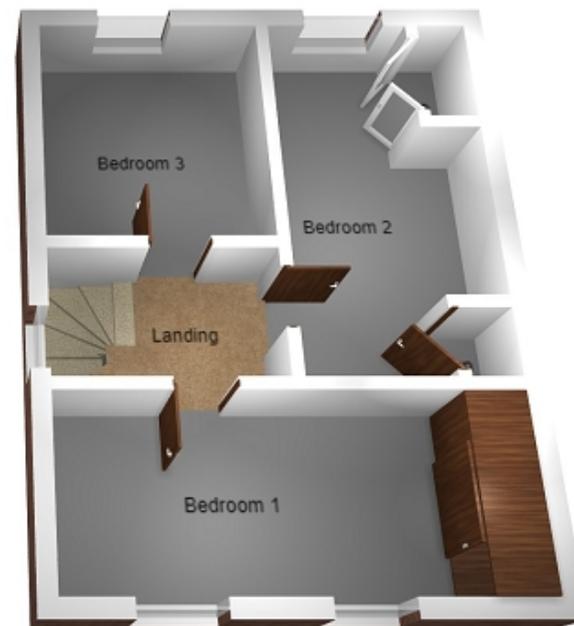
Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	59	
(39-54) E		
(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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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 (CO₂) 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.



www.pjchomes.co.uk

01639 874507

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk