



BRITISH  
PROPERTY  
AWARDS

2018-2019



GOLD WINNER

LETTING AGENT  
IN BRIDGEND

Llygad Yr Haul, Caewern, Neath, Neath Port  
Talbot. SA10 7SR

£107,950



## Llygad Yr Haul, Caewern, Neath, Neath Port Talbot. SA10 7SR

We are pleased to offer to the market this EXTENDED THREE bedroom SEMI-DETACHED house comprising TWO RECEPTION rooms. Downstairs SHOWER ROOM. FITTED kitchen. Off road PARKING. Front and rear gardens. Can be offered with NO ON-GOING CHAIN.

**£107,950 - Freehold**

- Three bedroom semi-detached house
- Two reception rooms
- Fitted kitchen
- Shower room & Family bathroom
- Off road parking
- No on-going chain



## DESCRIPTION

We are pleased to offer to the market this extended three bedroom semi-detached house situated in Caewern. Within walking distance to Tesco Express, Caewern Post Office and Waunceirch Primary School, as well as Dwr Y Felin Comprehensive School. Easy access links to the A465 leading to the M4 corridor. Viewing is highly recommended. Can be offered with no on-going chain.

## ENTRANCE

Access via part panelled and part frosted front door into:-

## ENTRANCE HALL

Skimmed ceiling. Half emulsioned and half tongue and groove walls. Fitted carpet. Radiator. Staircase to first floor. All doors leading off.

## SHOWER ROOM (7' 1" x 5' 5") or (2.17m x 1.64m)

PVCu panelling to ceiling. Fully tiled walls. Tiled flooring. Three piece suite in white comprising low level w.c., pedestal hand wash basin and shower cubicle with over head electric shower. Two PVCu frosted double glazed window to rear elevation.

## RECEPTION 2 (10' 11" x 9' 11") or (3.33m x 3.03m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front elevation with vertical blind.

## RECEPTION 1 (13' 11" x 11' 10") or (4.23m x 3.61m)

Papered ceiling. Emulsioned walls. Dado rail. Fitted carpet. Wall mounted gas fire. Wooden fire surrounds with marble hearth and tiled splash back. Radiator. PVCu double glazed window with vertical blinds to front elevation. Under stairs storage cupboard housing the gas meter. Open plan into:-

## KITCHEN (14' 6" x 11' 2") or (4.42m x 3.41m)

Skimmed ceiling. Emulsioned walls. Vinyl floor covering. A range of wall and base units, complementary high gloss work surfaces. Plumbing for automatic washing machine. One and a half bowl stainless steel single drainer sink unit and mixer tap. Space for appliances. Built in electric oven, four ring gas hob and extractor hood. Access into small attic space. Window and french doors to rear.

## LANDING

Skimmed and coved ceiling. Access into attic. Emulsioned walls. Spindle balustrade. Fitted carpet. PVCu frosted double glazed window to rear. All doors leading off.

## BATHROOM (8' 6" x 7' 5") or (2.59m x 2.27m)

Skimmed ceiling. Emulsioned walls. Tiled splash back areas. Vinyl floor covering. Radiator. Three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath. Door into deep airing cupboard housing the combination boiler and shelving. PVCu frosted double glazed window to rear elevation.

## BEDROOM 1 (12' 0" x 11' 6") or (3.67m x 3.51m)

Skimmed ceiling. Emulsioned walls. Dado rail. Fitted carpet. Radiator. PVCu double glazed window to front elevation with vertical blind.



## **BEDROOM 2 (10' 11" x 10' 0") or (3.33m x 3.04m)**

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front elevation with vertical blind.

## **BEDROOM 3 (9' 6" x 7' 2") or (2.90m x 2.19m)**

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear elevation.

## **OUTSIDE**

The rear is enclosed and bounded by mainly brick wall and panelling. An outbuilding with courtesy door and windows. Lawned and patio areas. Larger than average garden space. The frontage is enclosed by brick wall. Lawned area and foot path to front door. Off road parking for approximately two vehicles.

## **DIRECTIONS**

Travelling from Neath along Neath Abbey Road. Take a right at the traffic lights continue up the road until you reach the mini round about where you take the third exit onto Llygad Yr Haul where the property can be found.



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

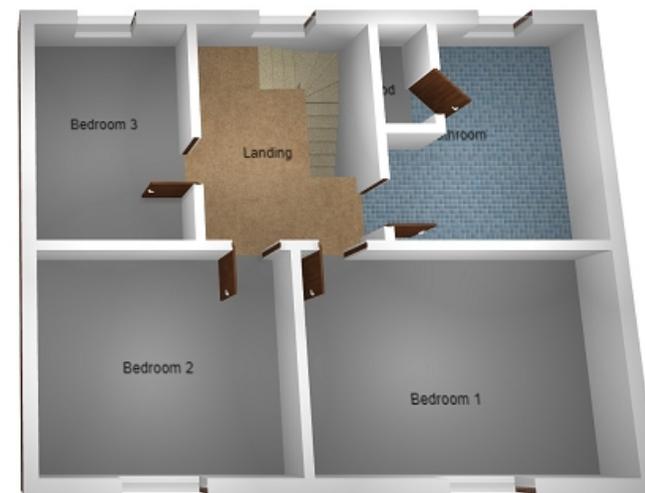
# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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