



Ty Segur, Neath, Neath Port Talbot. SA11
1YN

£79,950

PJC PAYTON
JEWELL
CAINES

Ty Segur, Neath, Neath Port Talbot.

SA11 1YN

Situated within easy access of local amenities and schools this end terrace benefits from THREE BEDROOMS, family bathroom to the GROUND FLOOR and enclosed TIERED GARDEN to the rear. The property would be ideal for FIRST TIME BUYERS and is available for sale with NO CHAIN.

£79,950 - Freehold

- Three bedroom end terrace
- Fitted kitchen. EPC - D56
- Built-in storage to two bedrooms
- Tiered garden to the rear
- Gas combination boiler



DESCRIPTION

Available for sale with no ongoing chain this end of terrace would be an ideal first time purchase or investment and is ideally located within easy access of the M4 corridor, local shops and Neath town centre.

Accommodation briefly comprises to the ground floor entrance hall, reception room, kitchen and inner porch leading to the bathroom. To the first floor there are three bedrooms, two of which have built-in storage.

Externally there is a forecourt to the front and enclosed tiered garden to the rear which is in need of attention.

ENTRANCE HALL

Via PVCu door. Emulsioned ceiling. Coving. Emulsioned walls. Staircase leading to the first floor. Radiator. Tiled flooring.

RECEPTION 1 (13' 11" x 10' 4") or (4.25m x 3.16m)

Emulsioned ceiling and walls. Exposed beams. PVCu double glazed window overlooking the front. Radiator. Fitted carpet.

KITCHEN (10' 4" x 9' 0") or (3.16m x 2.74m)

Emulsioned ceiling and walls. Coving. PVCu window overlooking the rear garden. Fitted kitchen having a range of wall and base units with coordinating worktops and ceramic tiling to splashback. Stainless steel inset sink and drainer. Integrated electric oven and hob with overhead extractor. Understairs storage. Radiator. Tiled flooring.

INNER PORCH

Emulsioned ceiling. Coving. Partly tiled walls. PVCu door leading out to the rear garden. Tiled flooring.

DOWNSTAIRS BATHROOM (6' 3" x 5' 0") or (1.91m x 1.52m)

Emulsioned ceiling. Coving. PVCu double glazed frosted glass window overlooking the rear. Three piece suite comprising low level w.c., pedestal and panelled bath with overhead shower and screen. Radiator. Partly tiled walls. Tiled flooring.

FIRST FLOOR LANDING

Emulsioned ceiling. Coving. Emulsioned walls. Frosted glass window overlooking the rear. Built-in storage cupboard housing a combination boiler. Fitted carpet.

BEDROOM 1 (13' 0" x 9' 2") or (3.96m x 2.79m)

Measurements taken in to the wardrobes. Emulsioned ceiling and walls. Coving. PVCu double glazed window overlooking the side. Built-in wardrobes. Radiator. Fitted carpet.

BEDROOM 2 (11' 9" x 8' 1") or (3.57m x 2.47m)

Measurements taken in to the wardrobe. Emulsioned ceiling. Coving. Emulsioned walls. PVCu double glazed window overlooking the rear. Built-in wardrobe. Radiator. Fitted carpet.

BEDROOM 3 (9' 11" x 7' 10") or (3.01m x 2.38m)

Emulsioned ceiling and walls. Coving. PVCu double glazed window overlooking the front. Radiator. Fitted carpet.

OUTSIDE

There is an enclosed forecourt to the front of the property with two steps leading to the front door. To the rear there is an enclosed tiered garden which is in need of attention.



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		88
(69-80) C		
(55-68) D	56	
(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.

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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