



Sitwell Way, Port Talbot, Neath Port Talbot.  
SA12 6BL

Offers In Excess Of  
£260,000



## Sitwell Way, Port Talbot, Neath Port Talbot. SA12 6BL

Situated within close proximity to ABERAVON BEACH, TYWYN PRIMARY SCHOOL and local amenities, this THREE BEDROOM semi-detach house benefits from good size accommodation throughout. VIEWING IS HIGHLY RECOMMENDED to appreciate this property.

### Offers In Excess Of £260,000

- Three bedroom semi detached house.
- Downstairs w.c.
- Family bathroom to first floor.
- Utility area.
- Conservatory.
- Council Tax D





## DESCRIPTION

We are pleased to offer to market this TRADITIONAL THREE BEDROOM semi-detached property conveniently positioned within walking distance of Aberavon seafront. The property is beautifully presented through out and would make an ideal purchase for a first time buyer.

Accommodation briefly comprises of lounge, dining room, conservatory, downstairs w.c and family bathroom.

## ENTRANCE

Accessed via glazed PVCu wood effect front door.

## HALLWAY

Artex and emulsioned ceiling, coving, centre light fitting, emulsioned walls, skirting, parquet wood flooring, radiator, front facing wood effect PVCu double glazed window, stairs leading to first floor accommodation and built in under stairs storage all doors leading off.

## LOUNGE (19' 5" x 15' 6") or (5.92m x 4.73m)

Artex ceiling with centre pendant light fitting, coving, emulsioned walls, skirting, parquet wood flooring, three front facing wood effect PVCu double glazed windows with fitted blinds, two radiators, stone hearth and fire surround with inset stainless steel electric fire and stone mantle mirror. Doorway leading into dining room.

## DINING ROOM (12' 7" x 9' 10") or (3.83m x 3.00m)

Artex ceiling, coving, flush fitting light fitting, emulsioned walls, skirting, parquet wood flooring, opening leading into conservatory.

## CONSERVATORY (13' 4" x 10' 0") or (4.07m x 3.05m)

Poly carbonate lantern roof, suspended three light brass fitting, skimmed shallow wall. Conservatory fitted with vertical blinds, radiator and terra cotta ceramic floor tiles. Wood effect PVCu double glazed window to three sides with french doors leading out to the garden.

## KITCHEN (13' 1" x 9' 10") or (4.0m x 3.0m)

Emulsioned ceiling with inset spot lights, coving, emulsioned walls and laminate floor tiles. Kitchen has been fitted with a range of modern gloss floor and wall cupboards, built in electric oven with a second oven and grill with ceramic four ring hob with overhead light and stainless steel extractor hood and stainless steel sink and drainer with chrome mixer tap. Opening leading into the utility area.

## UTILITY AREA (8' 4" x 8' 0") or (2.53m x 2.44m)

Skimmed ceiling with inset spot lights, coving, emulsioned walls, designer wall mounted radiator, continuation of laminate floor tiles, gloss modern base unit fitted with stainless steel sink and drainer with chrome mixer tap, space for a american fridge/freezer and glazed wood effect frosted door leading to the side of the property. Oak door leading into downstairs w.c.

## DOWNSTAIRS W.C.

Skimmed ceiling, coving, loft access hatch, flush fitting light, emulsioned walls, skirting, radiator, ceramic stone effect floor tiles, frosted side facing wood effect PVCu double glazed window and w.c.



## LANDING

Skimmed ceiling, coving, loft access hatch with drop down ladder, emulsioned walls, skirting, fitted carpet, side facing frosted PVCu double glazed window, doors leading off.

## BEDROOM 1 (12' 9" x 12' 2") or (3.88m x 3.71m)

Artex ceiling with centre pendant light, coving, emulsioned walls, radiator, skirting, fitted carpet, two front facing wood effect PVCu double glazed windows with fitted blinds. Room has been fitted with dark wood furniture comprising of bedside tables, large chest of drawers and ample built in wardrobe space.

## BEDROOM 2 (16' 4" x 9' 10") or (4.98m x 3.00m)

Artex ceiling, pendant light, coving, emulsioned walls, skirting, fitted carpet, radiator, rear facing PVCu double glazed window with fitted vertical blinds and built in double wardrobe.

## BEDROOM 3 (11' 7" x 9' 7") or (3.54m x 2.91m)

Artex ceiling with flush light fitting, coving, emulsioned walls, skirting, fitted carpet, front facing wood effect PVCu double glazed window with fitted blind, radiator. Room has been fitted with built in furniture comprising of double wardrobes, dressing table and two bedside tables.

## FAMILY BATHROOM (9' 4" x 5' 8") or (2.85m x 1.72m)

Skimmed ceiling with inset spotlights, floor to ceiling ceramic wall tiles and ceramic floor tiles, two frosted rear facing PVCu double glazed windows, wall mounted chrome heated towel rail. Four piece suite comprising of Jacuzzi bath with chrome mixer waterfall tap, w.c. pedestal wash hand basin with chrome waterfall mixer tap and a shower cubicle with white shower tray, glass and chrome doors with chrome rainfall head shower.

## OUTSIDE

To the rear of the property you have a enclosed garden bounded by block walls on three sides, low maintenance garden paved entirely with sand stone slabs, iron gate leading to the side and front of the property and iron gate leading to the rear lane.


To the front of the property the garden is bounded on three sides with brick walls, herringbone paved driveway, laid to lawn, wrought iron gates to the front and side leading to rear.



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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