



Lletty Harri, Port Talbot, Neath Port Talbot.
SA13 2ES

£215,000

PJC PAYTON
JEWELL
CAINES

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Three bedroom detached chalet style bungalow situated within close proximity of local schools, shops and good links to the M4. Property benefits from PVCu double glazed windows throughout. Parking and single detached garage. Offered with NO ON GOING CHAIN.

£215,000 - Freehold

- Three bedroom detached chalet style bungalow
- Open plan lounge/diner
- Downstairs w.c. and family bathroom
- Single detached garage/off road parking
- NO ON GOING CHAIN
- Council Tax D/ EPC D



DESCRIPTION

We are pleased to market this three bedroom detached chalet style bungalow situated in Penycae and perfectly positioned to offer fantastic views to the front of the mountainside and offered for sale with no onward chain.

Accommodation briefly comprises of hallway, open plan lounge/diner, fitted kitchen, downstairs w.c., utility, family bathroom and bedroom three downstairs. Landing and two bedroom to the first floor. Attractive front, rear garden and single detached garage.

ENTRANCE

Accessed via frosted glazed PVCu front door with frosted glazed side panel leading into hallway.

HALLWAY

Polystyrene ceiling tiles, coving, emulsioned skimmed walls, fitted carpet covering parquet flooring, radiator, stairs leading to first floor with storage underneath and doors leading off.

L-SHAPED LOUNGE/DINING ROOM (21' 7" x 16' 3" x 8' 9") or (6.59m x 4.95m x 2.66m)

Pine clad ceiling, coving, papered walls, fitted carpet covering parquet flooring, three sets of radiators, front facing PVCu double glazed large picture window and side facing PVCu double glazed window both fitted with vertical blinds and curtains. PVCu french doors leading out to side garden fitted with vertical blinds and curtains. Tiled hearth with stone surround and feature pine clad mantle with stone built side seating areas.

Dining area has built in fitted storage and door leading into kitchen.

KITCHEN (13' 7" x 8' 11") or (4.15m x 2.71m)

Polystyrene tiled ceiling, coving, papered walls with ceramic wall tiles to half, vinyl flooring, radiator and rear facing PVCu double glazed window. Room is fitted with a range of solid wood floor and wall cupboards with complimentary laminate worktops. Double stainless steel sink and drainer with chrome mixer tap. Space for free standing cooker and upright fridge/freezer. Door leading through to rear vestibule.

VESTIBULE

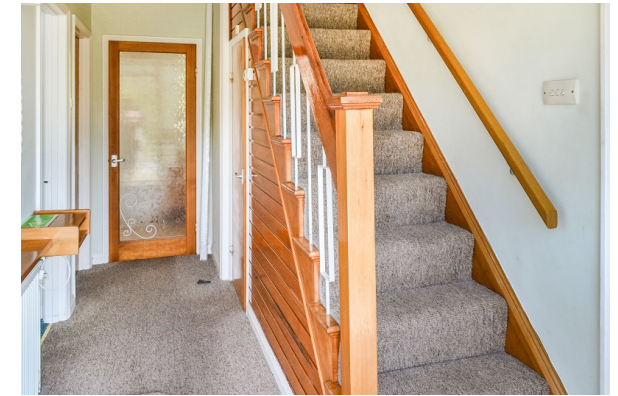
Emulsioned skimmed ceiling and walls, wood effect laminate flooring, built in shelving and door leading into downstairs w.c.

DOWNSTAIRS W.C.

Emulsioned skimmed ceiling and walls with dado rail, wood effect laminate flooring and white w.c. Frosted glass side panel.

UTILITY ROOM

Poly carbonate roof, skimmed and pebble dashed walls, ceramic floor tiles, melamine wall and floor cupboards and under counter space for washing machine and tumble dryer. Dual aspect PVCu doors leading out to the rear garden.



FAMILY BATHROOM (9' 1" x 7' 1") or (2.78m x 2.16m)

Papered ceiling, coving, floor to ceiling ceramic wall tiles, vinyl flooring, radiator and side facing frosted PVCu window. Room is fitted with a three piece suite comprising of w.c. pedestal wash hand basin with chrome mixer tap, walk-in double width shower with floor to ceiling respatex cladding with wall mounted shower with curtain and half height doors.

BEDROOM 3 (11' 0" x 8' 10") or (3.35m x 2.69m)

Papered ceiling, coving, papered walls, fitted carpet, radiator and front facing PVCu double glazed window fitted with vertical blinds and curtains.

LANDING

Emulsioned skimmed ceiling and walls, fitted carpet and built in storage cupboards.

BEDROOM 1 (14' 5" x 12' 0") or (4.40m x 3.67m)

Papered ceiling and walls with one pine clad feature wall, fitted carpet and side facing PVCu double glazed window fitted with curtains. Feature built in headboard and built in wardrobe with sliding doors. Built in storage cupboards into the eaves.

BEDROOM 2 (12' 0" x 10' 8") or (3.67m x 3.24m)

Papered ceiling with loft access hatch, papered walls with one pine clad feature wall, radiator and side facing PVCu double glazed window fitted with curtains. Feature built in headboard and triple built in wardrobe with sliding doors. Built in storage cupboards into the eaves. Wall mounted combination boiler.

OUTSIDE


Side and rear garden well attended planted with mature shrubs, tiered lawn and patio area to the rear. Bounded with wooden fencing and stone walls to the sides. Large sun terraced to the side of the property laid mainly to paving slabs and single detached garage with traditional up and over access door.

Front garden laid mainly to lawn with generous planting of shrubs, concrete path leading to front door.

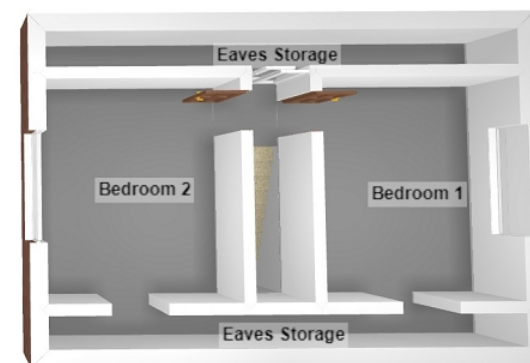


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	57	
(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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