



Chapel Close, Port Talbot, Neath Port Talbot. SA12 7DB

£310,000



## Chapel Close, Port Talbot, Neath Port Talbot. SA12 7DB

We are pleased to present this well presented FOUR BEDROOM DETACHED property situated within close proximity of YSGOL BAE BAGLAN, YSGOL BRO DUR, local supermarkets and amenities. This would make an IDEAL FAMILY HOME. Viewing comes highly recommended.

£310,000

- Four bedroom detached house
- Two reception rooms
- Downstairs W.C
- Master bedroom with en-suite
- Off road parking
- Council tax - E



## DESCRIPTION

We are pleased to present this well presented four bedroom detached property situated within close proximity of YSGOL BAE BAGLAN, YSGOL BRO DUR, local supermarkets and amenities.

The property briefly comprises to the ground floor entrance hallway, two reception rooms, kitchen/diner, utility room and downstairs W.C. To the first floor master bedroom with en-suite, three bedrooms and family bathroom. To the outside the front is open plan with off road parking, to the rear a enclosed garden laid mainly to lawn with a patio area.

## ENTRANCE HALL

Access via composite front door with decorative double glazed units. Skimmed ceiling. Coving. Emulsioned walls. Radiator. Staircase to the first floor. Laminate flooring. All doors leading off.

## CONVERTED GARAGE/SECOND RECEPTION ROOM (16' 2" x 8' 2") or (4.93m x 2.49m)

Skimmed ceiling. Coving. Emulsioned walls. Double glazed PVCu window to the front of the property. Radiator. Laminate flooring.

## RECEPTION 1 (14' 7" x 10' 11") or (4.44m x 3.34m)

Skimmed ceiling. Coving. Emulsioned walls. Double glazed PVCu window set within bay to the front of property. Radiator. Laminate flooring.

## KITCHEN/DINER (19' 1" x 9' 0") or (5.81m x 2.75m)

Skimmed ceiling. Coving. Inset ceiling lights. Emulsioned walls with tiles to splash back areas. Kitchen fitted with modern high gloss wall and floor units and complementary work surfaces. Four ring gas hob, electric oven with overhead extractor hood. Black acrylic one and half bowl sink with mixer tap. Built-in dishwasher. Space for fridge freezer with surrounding wall to ceiling units. Double glazed PVCu window and french doors to the rear of the property. Radiator. Laminate flooring. Archway to:

## UTILITY ROOM (5' 9" x 5' 1") or (1.76m x 1.56m)

Skimmed ceiling. Inset ceiling lights. Emulsioned walls with tiles to splash back areas. Double glazed PVCu window to rear of property. Continued with the high gloss wall and base units. Black acrylic sink unit with mixer tap. Plumbing for automatic washing machine. Space for appliances. Laminate flooring. PVCu part panel part frosted glazed door to rear of property. Doorway to:

## DOWNSTAIRS W.C.

Skimmed ceiling. Coving. Inset ceiling lights. Emulsioned walls with tiles to splash back area. Double glazed frosted PVCu window to side of property. Two piece suite in white comprising low level W.C and pedestal wash hand basin. Radiator. Laminate flooring.

## LANDING

Skimmed ceiling. Access into attic. Emulsioned walls. Cupboard housing the combi boiler. Double glazed PVCu window to side of property. Radiator. Fitted carpet.



## **FAMILY BATHROOM (6' 8" x 6' 6") or (2.03m x 1.97m)**

Skimmed ceiling. Inset ceiling lights. Fully tiled walls with decorative border tile. Extractor fan. Double glazed frosted PVCu window to front of property. Chrome towel rail heater. Three piece suite comprising low level w.c, pedestal wash hand basin and panel bath with over head mains feed shower and shower screen. Matching floor tiles.

## **BEDROOM 1 (13' 1" x 11' 0") or (3.99m x 3.35m)**

Skimmed ceiling. Emulsioned walls. A range of fitted wardrobes and bridging units over bed area with bedside cabinets. Double glazed PVCu window to front of property. Dressing table area. Radiator. Fitted carpet.

## **EN SUITE**

Skimmed ceiling. Inset ceiling lights. Emulsioned walls with tiles to splash back areas. Extractor fan. Double glazed frosted PVCu window to front of property. Three piece suite in white comprising hand basin set within vanity unit, low level W.C and fully tiled shower cubicle with electric shower. Laminate flooring.

## **BEDROOM 2 (12' 9" x 8' 8") or (3.88m x 2.65m)**

Skimmed ceiling. Emulsioned walls. Double glazed PVCu window to the rear. Radiator. Fitted carpet.

## **BEDROOM 3 (9' 0" x 7' 8") or (2.75m x 2.34m)**

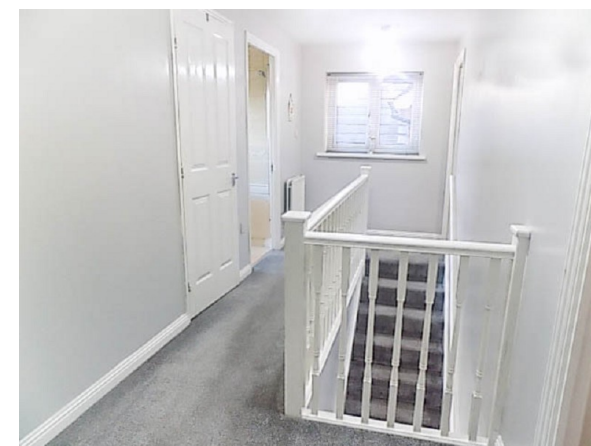
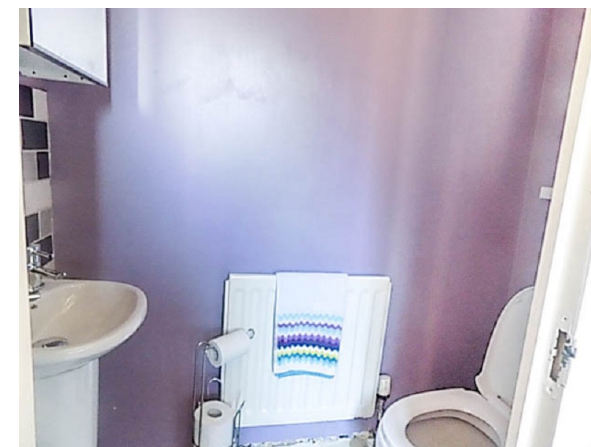
Skimmed ceiling. Coving. Emulsioned walls. Double glazed PVCu window to the rear of the property. Radiator. Fitted carpet.

## **BEDROOM 4 (8' 11" x 7' 9") or (2.72m x 2.35m)**

Skimmed ceiling. Emulsioned walls. Double glazed PVCu window to the rear of property. Radiator. Fitted carpet.


## **OUTSIDE**

Open plan front with off road parking. Stone gravel borders. Side access leading to:  
Rear garden enclosed and bounded by wood panel fencing and wall. Large patio area ideal for garden furniture. Laid mainly to lawn. Good size storage shed/summer house. Stone gravel border.



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>		83
(69-80) <b>C</b>	74	
(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		
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.



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

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)