



Golden Grove Dyffryn Road, Port Talbot,  
Neath Port Talbot. SA13 2UF

£115,000

**PCJ** PAYTON  
JEWELL  
CAINES

## Golden Grove Dyffryn Road, Port Talbot, Neath Port Talbot. SA13 2UF

Three bedroom semi detached house with generous sized living space would be an ideal purchase for an investor. The property is located within the popular residential location of Taibach with all local amenities on hand and the M4 corridor just minutes away. Property is offered with NO ON GOING CHAIN.

**£115,000 - Freehold**

- Three bedroom semi-detached house
- Two reception rooms
- Large rear garden with garage
- Ideal investment property
- NO ONGOING CHAIN
- Council tax band C / EPC D



## DESCRIPTION

We are pleased to present to the market this three bedroom semi detached house with generous sized living space that would be an ideal purchase for any investors. The property is located within the popular residential location of Taibach with all local amenities on hand and the M4 corridor just minutes away. NO ON GOING CHAIN.

The property briefly consists of two reception rooms, kitchen, three bedrooms and family bathroom. Externally there is front and rear gardens along with a garage.

## HALLWAY

Dark oak wood effect PVCu part glazed front door leading into hallway. Centre pendant light fitting. Papered ceiling and walls. Radiator. Fitted carpet. Under stair storage cupboard.

## LIVING ROOM (17' 0" x 9' 11") or (5.18m x 3.01m)

Papered ceiling with coving. Centre pendant light. Papered walls. Two wall mounted light fittings into alcoves. Front facing aluminium double glazed window with fitted venetian blinds and curtains. Tiled hearth and fire surround with gas fire. Radiator. Fitted carpet.

## DINING AREA (8' 4" x 9' 10") or (2.53m x 3.0m)

Papered ceiling and walls. Centre pendant light fitting. Radiator. Original wood parquet flooring. Front facing double glazed aluminium window with fitted Venetian blinds and curtains. Stone tiled hearth and surround with feature chimney and gas fire. Wooden wall divider and opening into kitchen area.

## KITCHEN (9' 10" x 8' 9") or (3.0m x 2.66m)

Papered ceiling with flush light fitting. Half papered walls half ceramic wall tiles. Rear facing double glazed aluminium window with curtains. Double glazed aluminium door leading to rear garden. Room fitted with range of cream floor cupboards. Complimentary laminate worktops. Stainless steel sink/drainer with chrome hot/cold taps. Under counter space for multiple appliances. Wall mounted gas fired combination boiler. Under stair storage with shelving. Vinyl flooring.

## LANDING

Papered ceiling. Loft access hatch. Pendant light. Papered walls. Wood framed single glazed window with net curtain. Fitted carpet. Doors leading off.

## BEDROOM 1 (17' 0" x 10' 3") or (5.17m x 3.12m)

Artexed ceiling. Centre pendant light. Papered walls. Radiator. Fitted carpet. Front facing double glazed aluminium window with Venetian fitted blinds and curtains. Melamine wardrobes and set of drawers.

## BEDROOM 2 (8' 8" x 8' 11") or (2.64m x 2.72m)

Stippled ceiling. Centre pendant light. Papered walls. Front facing double glazed aluminium window with fitted Venetian blinds and curtains. Radiator. Melamine wardrobes. Fitted carpet.

## BEDROOM 3 (8' 11" x 7' 0") or (2.73m x 2.14m)

Stippled ceiling. Centre pendant light. Papered walls. Radiator. Front facing double glazed aluminium window with fitted Venetian blind and curtains. Fitted carpet.



## BATHROOM (7' 9" x 6' 7") or (2.35m x 2.01m)

Stippled ceiling. Flush light fitting. Floor to ceiling respatex panel. Fitted carpet. Radiator. Rear facing frosted double glazed aluminium window with net curtain. Built in storage cupboard. Room fitted with two piece white suite comprising of walk in shower with wall mounted shower and glass screen. White vanity wash hand basin with hot/cold chrome mixer taps set within a white gloss vanity unit. W.C. in separate room.

## W.C.

Skimmed ceiling. Flush light fitting. Half ceramic tile half emulsioned walls. Fitted carpet. Rear facing wooden framed frosted glass window. White W.C.

## FRONT GARDEN

Low maintenance garden. Layed with pavers. Planted with evergreen shrubs. Driveway leading to garage with traditional up and over garage door. Pitched tiled roof. Single framed glazed wood framed window to the side. From driveway steps to front door.

## REAR GARDEN

Large mountainside garden. Landscaped into several tiers including paved sun terrace and decked terrace with aluminium greenhouse. Several flower beds planted with mature trees and shrubs.


## NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



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>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.



[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)