



Southdown View, Sandfields, Port Talbot,  
Neath Port Talbot. SA12 7AE

£129,950



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We are pleased to offer this THREE BEDROOM mid terraced property situated within the residential area of Sandfields Estate and conveniently located, local school Ysgol Gymraeg Ystalyfera Bro Dur, in close walking distance to Morrisons, retail shops and amenities. NO ONGOING CHAIN

Accommodation briefly comprises of a porch, two reception rooms, kitchen, bathroom, three bedrooms and front and larger than average rear garden. Property is partially heated via combination boiler.

**£129,950 - Freehold**

- Three bedroom mid terraced property
- Opposite a school
- Large rear garden
- Off road parking to front of property



## DESCRIPTION

We are pleased to offer this THREE BEDROOM mid terraced property situated within the residential area of Sandfields Estate and conveniently located, local school Ysgol Gymraeg Ystalyfera Bro Dur, in close walking distance to Morrisons, retail shops and amenities. NO ONGOING CHAIN

Accommodation briefly comprises of a porch, two reception rooms, kitchen, bathroom, three bedrooms and a front and generous sized rear garden.

### PORCH

Access PVCu double glazed front door into porch. Wood tongue and groove ceiling. Artexed walls. Wooden multi glazed door into hallway. PVCu decorative double glazed side screen. Tiled flooring.

### HALLWAY

Tongue and groove ceiling. Papered walls. Dado rail. Staircase with fitted carpet. Radiator. Open plan to under stairs area. Laminate flooring.

### RECEPTION 1 (14' 0" x 10' 10") or (4.26m x 3.31m)

Artexed and coved ceiling. Papered walls. Feature paper to chimney breast wall. Wooden fire surrounds with electric on set fire. Radiator. Aluminium sliding doors to rear garden. Fitted carpet.

### RECEPTION 2 (11' 0" x 10' 5") or (3.36m x 3.17m)

Papered and coved ceiling. Papered walls. Wood panel to chimney breast wall. Electric fire set on hearth. PVCu double glazed window to front of property with vertical blinds. Fitted carpet.

### KITCHEN (21' 0" x 6' 11") or (6.40m x 2.12m)

Multi glazed door leading to kitchen. Wood tongue and groove to ceiling and walls. One wall tile splash back area. Range of wall and base units with complimentary work surfaces. Double drainer sink with mixer taps. Radiator. Gas cooker point. Wood multi glazed door to rear of property and PVCu double glazed window. Wood framed multi glazed door leading to front porch. Laminate flooring.

### LANDING

Tongue and groove ceiling. Access into attic with pull down ladder. Papered walls with dado rail. Airing cupboard housing the combi boiler. Fitted carpet.

### BATHROOM (13' 1" x 4' 9") or (3.99m x 1.44m)

Wood tongue and groove to ceiling. Part emulsioned part tiled walls. Radiator. Four piece suite comprising shower cubicle which is fully tiled and overhead electric shower head. Wood panelled bath, pedestal wash hand basin, low level w.c. Radiator. PVCu frosted double glazed window to front of property. Vinyl floor covering.

### BEDROOM 1 (13' 3" x 10' 1") or (4.05m x 3.07m)

Papered ceiling and walls. Two PVCu double glazed windows to front of property. Cupboard over staircase area. Wardrobes to remain. Fitted carpet.

### BEDROOM 2 (12' 4" x 7' 9") or (3.75m x 2.37m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear of property. Laminate flooring.



### **BEDROOM 3 (9' 5" x 7' 10") or (2.88m x 2.40m)**

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to rear of property. Laminate flooring.

### **REAR GARDEN**


Enclosed and bounded by wall. Larger than average sized garden. Laid to lawn. Footpath leading to rear garden. Out building to include storage shed and w.c.

### **FRONT GARDEN**

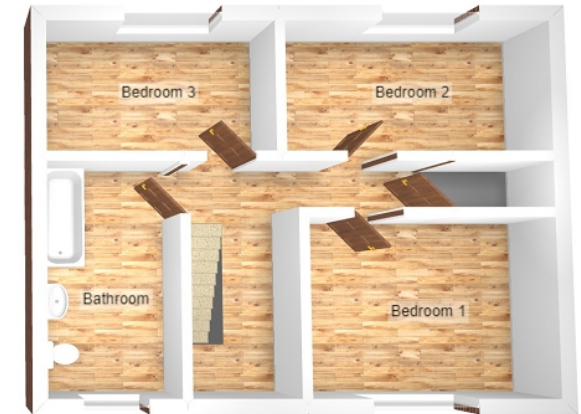
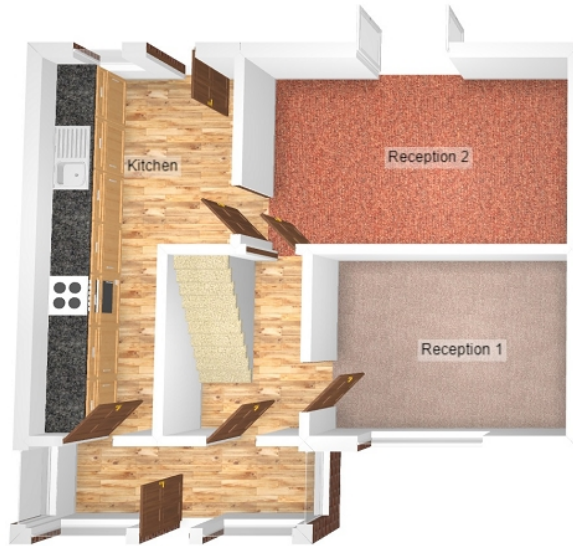
Enclosed and bounded by wall. Double wrought iron gate leading to drive with off road parking for several vehicles. Stone and shrub borders.



# Floorplan & EPC

| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <b>B</b>                            |                            | 88  |
| (69-80) <b>C</b>                            | 69                         |   |
| (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<br>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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