



Bay View Close, Port Talbot. SA12 7QA

£215,000



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A well presented MODERN two bedroom SEMI DETACHED house situated within a cul de sac of similar style properties. Property benefits from unspoilt views of COASTAL AREA and adjacent to the PROMENADE. Viewing comes highly recommended to fully appreciate its position and modern fixtures and fittings. Ideal for FIRST TIME BUYERS, INVESTORS or RETIREMENT.

£215,000 - Freehold

- Modern two bedroom semi detached house
- Downstairs cloakroom
- Kitchen / dining room
- Enclosed rear garden
- Parking for two cars
- EPC B / Council tax band B



DESCRIPTION

A well presented MODERN two bedroom SEMI DETACHED house situated within a cul de sac of similar style properties. Property benefits from unspoilt views of COASTAL AREA and adjacent to the PROMENADE. Viewing comes highly recommended to fully appreciate its position and modern fixtures and fittings. Ideal for FIRST TIME BUYERS, INVESTORS or RETIREMENT.

Accommodation comprises Entrance hall, lounge, Kitchen and dining room, downstairs cloakroom. First floor landing, two bedrooms and shower room. Enclosed rear garden and front forecourt, side driveway with off road parking for one / two vehicles.

ENTRANCE

Via PVCu front door with frosted double glazed side screen into :

ENTRANCE HALL

Skimmed ceiling. Emulsioned walls. Amtico flooring. Radiator. Staircase with fitted carpet to first floor. Open plan to under stair area. All doors lead off.

CLOAK ROOM

Skimmed ceiling. Extractor fan. Emulsioned walls. Amtico floor. Radiator. Two piece suite in white comprising low level w.c. and pedestal wash hand basin with tiled splash back.

LOUNGE (12' 9" x 9' 7") or (3.89m x 2.93m)

Skimmed ceiling with two pendant lights. Emulsioned walls. Radiator. Amtico flooring. PVCu double glazed window with blinds to front elevation, boasting spectacular views of the promenade and coastal area. Opening into :

KITCHEN/DINING ROOM (16' 11" x 9' 10") or (5.15m x 2.99m)

Skimmed ceiling with inset spot lights. Emulsioned walls. Amtico flooring. Radiator. Ample space for table and chairs. PVCu double glazed patio doors with blinds to rear garden. Kitchen is fitted with modern high gloss cream wall and base units, complementary work surfaces with matching upstands. One and half bowl stainless steel sink unit with mixer tap. Built in electric oven, hob with glass splashback and extractor hood. One wall cupboard housing combination boiler. Integral fridge/freezer to remain along with dishwasher and washing machine. PVCu double glazed window with blinds to rear elevation.

FIRST FLOOR LANDING

Skimmed ceiling. Access into attic. Emulsioned walls. Fitted carpet. Cupboard with shelving. Spindled balustrade. All doors leading off.

SHOWER ROOM (6' 9" x 5' 10") or (2.06m x 1.78m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Chrome towel rail heater. Vinyl flooring. Three piece suite in white comprising low level w.c., pedestal wash hand basin with tiled splashback and double shower unit with sliding shower doors, over head rainfall shower and hand held shower, respatex walls. Extractor fan. PVCu frosted double glazed window to rear elevation.



BEDROOM 1 (13' 2" x 9' 10") or (4.02m x 2.99m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Two built in wardrobes. Two PVCu double glazed windows with blinds to front elevation boasting spectacular views over coastal area and promenade.

BEDROOM 2 (12' 10" x 9' 7") or (3.92m x 2.92m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window with blinds to rear elevation.


OUTSIDE

Rear garden is enclosed and bounded by wood panel fencing. Low maintenance garden. Patio area for table and chairs. Outside tap. Wooden gate giving access to side with ample parking for one/two vehicles. Frontage is enclosed and bounded by wrought iron fence and pedestrian gate, footpath to front door and canopy over door.

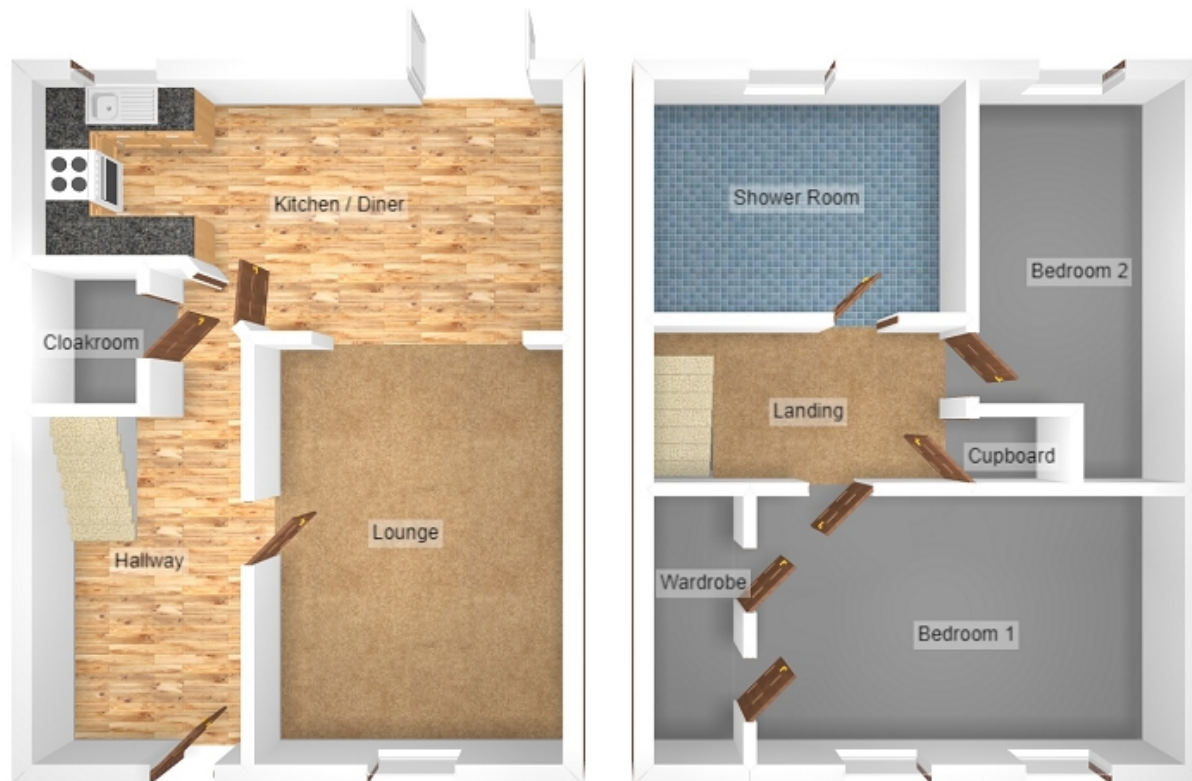


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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