

Payton  
Jewell  
Caines



Bertha Road, Port Talbot, Neath Port  
Talbot. SA13 2AW

£180,000





## Bertha Road, Port Talbot, Neath Port Talbot. SA13 2AW

A spacious extended four bedroom semi detached house, situated within a highly regarded residential area, offering spacious living accommodation with off road parking and garage. Good road access to Port Talbot Town Centre with all amenities and facilities, within close proximity to M4 corridor. Early viewing essential to fully appreciate what this property has to offer and can be offered with no ongoing chain.

£180,000 - Freehold

- Extended four bedroom semi detached house
- Two reception rooms
- Downstairs shower room
- Integral single garage
- Enclosed rear garden and storage unit
- No ongoing chain





## DESCRIPTION

A spacious extended four bedroom semi detached house, situated within a highly regarded residential area, offering spacious living accommodation with off road parking and garage. Conveniently positioned for Ysgol Cae Brombil and Afan College, also walking distance to Tollgate Park, local shops and take aways along with Twelve Knights restaurant/hotel. Good road access to Port Talbot Town Centre with all amenities and facilities, within close proximity to M4 corridor. Early viewing essential to fully appreciate what this property has to offer and can be offered with no ongoing chain.

Accommodation comprises entrance porch and hallway, two reception rooms, fitted kitchen/breakfast area, downstairs shower room. First floor four bedrooms and family bathroom. Outside enclosed rear garden with large storage and front garden with off road parking and attached single integral garage.

## ENTRANCE PORCH

Via PVCu double glazed door into porch. Skimmed ceiling. Emulsioned walls. Tiled floor. Two PVCu double glazed windows to front.

## ENTRANCE HALL

Via wooden frosted single glazed door and matching side panel into hallway. Part wood strip and papered ceiling. Papered walls. Fitted carpet. Radiator. Staircase to first floor with fitted carpet. PVCu double glazed window to front. All doors leading off.

## RECEPTION 1 (14' 6" x 13' 8") or (4.42m x 4.17m)

Papered ceiling and coved. Papered walls. Fitted carpet. Two radiators. Stone fire surrounds and hearth. Recessed alcoves. PVCu double glazed window set within bay. Door leading into inner passage.

## KITCHEN/BREAKFAST ROOM (14' 10" x 8' 0") or (4.53m x 2.45m)

Papered ceiling. Papered tile effect walls. Tiled flooring. Radiator. Fitted wall and base units with complementary worksurfaces. Single drainer sink unit. Gas cooker, fridge/freezer and washing machine to remain. Breakfast bar area. PVCu double glazed window to front. Open plan into inner passage, understair storage cupboard and all doors leading off.

## DINING ROOM (19' 2" x 11' 5") or (5.84m x 3.48m)

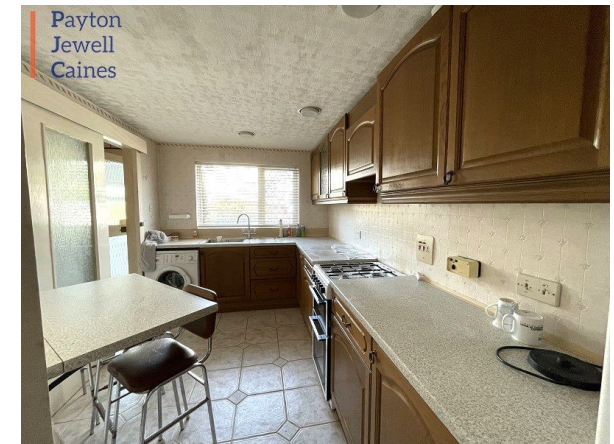
Papered ceiling and coved. Papered walls. Radiator. Fitted carpet. Recessed walls with shelving. Arch feature into extension area of lounge. Continuation of fitted carpet. Radiator. PVCu double glazed tilt 'n' turn window to rear.

## OUTER PASSAGE

Skimmed ceiling. Emulsioned walls. Tiled flooring. Door leading into garage and bathroom. PVCu double glazed door to rear garden.

## SHOWER ROOM (8' 2" x 5' 10") or (2.50m x 1.78m)

Skimmed ceiling. Half tiled and half emulsioned walls. Tiled flooring. Radiator. Three piece suite comprising low level w.c., pedestal wash hand basin and shower cubicle with mains fed shower. PVCu frosted double glazed window to rear.



## LANDING

Papered ceiling. Papered walls. Picture rail. Fitted carpet. All doors leading off.

## FAMILY BATHROOM (6' 8" x 6' 0") or (2.02m x 1.84m)

Artexed ceiling access into attic. Half emulsioned and half tiled walls, fully tiled to bath area. Three piece suit comprising low level w.c., pedestal wash hand basin and panelled bath. Fitted carpet. Radiator. PVCu frosted double glazed window to rear.

## BEDROOM 1 (16' 7" x 15' 1") or (5.06m x 4.59m)

Skimmed ceiling. One wall papered remainder artexed. Fitted carpet. Three radiators. Two built in wardrobes one of which housing hand basin vanity unit. Two PVCu double glazed windows to front and one to rear.

## BEDROOM 2 (13' 11" x 9' 7") or (4.25m x 2.92m)

Papered ceiling. Papered walls. Picture rail. Fitted carpet. Radiator. Built in wardrobes and dressing table area. PVCu double glazed window set within bay to front.

## BEDROOM 3 (9' 11" x 9' 6") or (3.03m x 2.90m)

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Built in wardrobes to recessed walls, one housing combination boiler. PVCu double glazed tilt'n'turn window to rear.

## BEDROOM 4 (7' 1" x 6' 8") or (2.15m x 2.03m)

Papered ceiling. Papered walls. Picture rail. Radiator. Fitted carpet. PVCu double glazed window tilt 'n' turn to front.

## OUTSIDE

Enclosed rear garden. Low maintenance with paved areas. Shrubs and fruit trees. Good sized block built shed ideal for storage. Outside tap.


Frontage is enclosed with lawn and large rockery. Shrub borders. Gate giving access to driveway leading to single integral garage. Access via double wooden doors, power installed and courtsey door into house.



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>	68	
(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.



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