

Payton  
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Caines



Danyffynnon, Port Talbot, Neath Port  
Talbot. SA13 2EY

Offers In Region Of  
£180,000

 PAYTON  
JEWELL  
CAINES

# Danyffynnon, Port Talbot, Neath Port Talbot. SA13 2EY

We are pleased to present to the market this three bedroom mid terraced house situated in the area of Penycae. Early viewing is recommended to appreciate the potential this property has to offer.

## Offers In Region Of £180,000 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Refurbished kitchen and bathroom
- Front and rear gardens
- NO ONGOING CHAIN
- Detached single garage
- Council Tax B/ EPC C



## DESCRIPTION

We are pleased to present to the market this traditional MID TERRACED property. Ideally situated with good access to the M4 motorway and links to Port Talbot and Cwmavon town with all amenities, shops and local schools. Can be offered with NO ONGOING CHAIN.

Accommodation briefly comprises to the ground floor, entrance hall, two reception rooms and refurbished kitchen. To the first floor, landing, three bedrooms and refurbished bathroom.

Externally there are enclosed front and rear gardens with on street parking and a detached single garage.

## ENTRANCE

Access via dark wood effect PVCu panelled double glazed door into hallway. Artex ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Understair storage cupboard.

## RECEPTION 1 (13' 7" x 12' 2") or (4.14m x 3.71m)

Artex ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed bay window. Radiator. Fitted carpet.

## RECEPTION 2 (18' 1" max x 12' 3" max) or (5.51m max x 3.73m max)

L shaped room. Artex ceiling. Coving. Emulsioned walls. PVCu double glazed patio doors with fitted vertical blinds, leading to rear garden. Two radiators. Fitted carpet. Feature of the room is the marble fire surround with inset fire. Multi glazed door leading into Kitchen.

## KITCHEN (12' 11" x 7' 10") or (3.94m x 2.39m)

Artex ceiling. Coving. Part emulsioned part ceramic tiled walls. Two PVCu double glazed windows, both with fitted roller blind. Radiator. Ceramic floor tiles. PVCu frosted double glazed door leading to rear garden. Fitted with a range of wooden effect wall and floor cupboards and complementary worktops. Space for undercounter fridge/freezer, cooker and washing machine.

## LANDING

Artex ceiling. Coving. Emulsioned walls. Fitted carpet. Doors leading off.

## BEDROOM 1 (13' 5" x 10' 4") or (4.08m x 3.14m)

Artex ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed bay window. Radiator. Fitted carpet. Room is fitted with built in wardrobes to one wall with matching bedside cabinet and dressing table.

## BEDROOM 2 (11' 3" x 10' 9") or (3.43m x 3.28m)

Artex ceiling. Coving. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Room is fitted with built in wardrobes to one wall.

## BEDROOM 3 (8' 0" x 7' 0") or (2.45m x 2.13m)

Artex ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window with roller blind. Radiator. Fitted carpet. Loft access. Room is fitted with built in wardrobes to one wall.



## FAMILY BATHROOM (8' 7" x 6' 11") or (2.61m x 2.12m)

Artex ceiling. Coving. Ceramic wall tiles. Rear facing PVCu frosted double glazed window. Wall mounted heated towel rail. Room is fitted with a three piece white suite comprising low level WC, wash hand basin with chrome hot and cold taps set within vanity unit, bath with chrome hot and cold mixer tap and wall mounted shower unit. Storage cupboard housing the combination boiler.

## REAR GARDEN

Bounded on three sides by block wall. Two patio areas with the remaining garden laid to lawn. Two storage units with gate access onto rear lane. Detached single garage located to rear lane.


## FRONT GARDEN

Bounded on three sides with a red brick wall. Gate onto path leading to front door. Garden is laid with turf bounded by decorative 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>		84
(69-80) <b>C</b>	71	
(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 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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