

Payton
Jewell
Caines



Lonlas Villas, skewen, Neath, Neath Port
Talbot. SA10 6RB

£190,000

PJC PAYTON
JEWELL
CAINES

Lonlas Villas, skewen, Neath, Neath Port Talbot. SA10 6RB

We are pleased to offer this beautiful presented THREE BEDROOM SEMI DETACHED HOME situated in Skewen, in close proximity of local schools, shops and amenities. VIEWING HIGHLY RECOMMEND TO FULLY APPRECIATE THIS FAMILY HOME. No ongoing chain.

£190,000

- Three bedroom semi detached home
- Two reception rooms
- Kitchen and reception room three
- Downstairs cloakroom
- No ongoing chain
- Council tax band C



DESCRIPTION

We are pleased to offer to market this beautiful present three bedroom semi detached home situated in Skewen. The property is in close proximity of local schools, shops and amenities. Good transport links.

Accommodation briefly comprises to the ground floor vestibule, entrance hall, two reception rooms, kitchen and reception room three, utility room and down stairs cloakroom. To the first floor three bedrooms and family bathroom. Front and rear garden. On street parking.

VESTIBULE

Access via PVCu decorative double glazed units front door. Skimmed ceiling. Emulsioned walls. Laminate flooring. Internal wooden and glazed door leading to:

ENTRANCE HALL

Skimmed ceiling. Emulsioned walls. Radiator. Staircase to first floor with fitted carpet. Laminate flooring. Open plan into:

RECEPTION 2 (14' 11" x 11' 11") or (4.54m x 3.64m)

Skimmed ceilings. Emulsioned walls with a feature wallpaper to fire breast wall. Recess with shelving to one side and PVCu double glaze window to the other. Focal point to the room is the wooden fire surrounds, marble hearth with open plan fire area. Radiator. Under stairs storage. Laminate flooring. Archway into:

RECEPTION 1 (12' 2" x 9' 8") or (3.70m x 2.95m)

Skimmed ceiling. Emulsioned walls with feature wallpaper to chimney breast wall. Picture rail. Feature fire surrounds with onest electric fire. Recess walls. PVCu double glazed bay window to front of property. Radiator. Laminate flooring.

KITCHEN/RECEPTION 3 (19' 2" x 18' 5") or (5.84m x 5.61m)

Reception area:

Skimmed ceiling. Emulsioned walls with one wall featured wall paper. Modern upright radiator. A range of wall and bas units and complementary work surfaces. Breakfast bar area separating reception and kitchen. Multi glazed door leading into utility room. PVCu frosted double glazed door to front elevation and PVCu double glazed french doors with matching side panels to rear elevation. Laminate flooring.

Kitchen area:

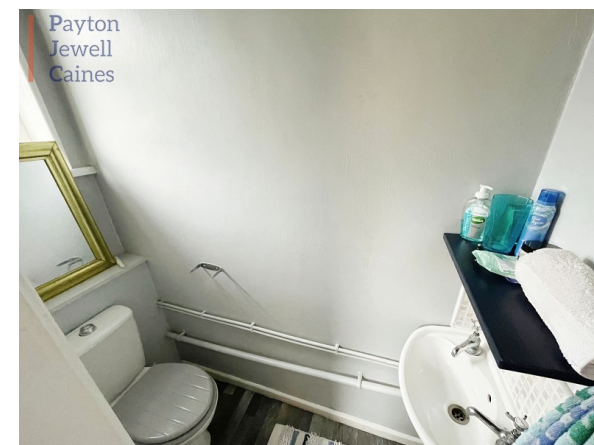
Skimmed and coved ceiling. Emulsioned walls and tiled splash back areas. Refurbished kitchen with wall and base units in white high gloss and complementary work surfaces. Fire ring gas hob set within recess area fully tiled, extractor fan and cupboards below. Wall mounted oven and separate grill. Stainless steel single drainer sink unit with mixer tap. Space for fridge freezer. Radiator. Laminate flooring.

UTILITY ROOM

Artex ceiling. Emulsioned walls. Single sink with mixer tap. Plumbing for automatic washing machine. Radiator. PVCu double glazed window to rear of property. Vinyl flooring covering. Sliding door into:

CLOAK ROOM

Artex ceiling. Emulsioned walls. Low level W.C. and wall mounted hand basin with tiled splash backs. PVCu double glazed frosted window to rear of property. Vinyl floor covering.



LANDING

Skimmed ceiling. Access into attic. Fitted carpet. All doors leading off. All internal doors are oak.

BATHROOM (11' 9" x 7' 11") or (3.57m x 2.41m)

Skimmed ceiling. Part emulsioned part tiled walls. Louvre doors into airing cupboard with shelving and housing combination boiler. Radiator. Four piece suite in white comprising low level w.c., pedestal wash hand basin, wood panelled corner bath with telephone style mixer shower tap and double shower unit with mains fed shower. Two frosted PVCu double glazed windows to rear of property. Fitted carpet.

BEDROOM 1 (11' 10" x 10' 0") or (3.61m x 3.05m)

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

BEDROOM 2 (10' 6" x 9' 8") or (3.20m x 2.94m)

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

BEDROOM 3 (8' 10" x 6' 3") or (2.68m x 1.90m)

Skimmed ceiling. Emulsioned walls with one feature wall papered wall. PVCu double glazed window to front of property. Radiator. Fitted carpet.

FRONT GARDEN

Enclosed and bounded by natural stone wall with ranch style fencing. Wooden gate given access to footpath leading to front door. Stone gravel.


REAR GARDEN

Generous size rear garden offering ample space. Outdoor sheds. Laid to lawn area enclosed by wooden fencing and hedgerow. Patio area for garden furniture.



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

Floorplan & EPC

| Energy Efficiency Rating | | |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (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.



www.pjchomes.co.uk

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