

Payton  
Jewell  
Caines



Jasmine Close, Port Talbot, Neath Port  
Talbot. SA12 7AP

£149,950

**PJC** PAYTON  
JEWELL  
CAINES

# Jasmine Close, Port Talbot, Neath Port Talbot. SA12 7AP

Early viewing is highly recommended to appreciate the potential of this traditional build three bedroom semi-detached property located in the heart of Sanfields. The generous rear and front gardens with off road parking help make this property into the ideal family home.

£149,950 - Freehold

- Three bedroom semi-detached house
- Breakfast/utility room
- Generous front and rear gardens
- Off road parking
- NO ONGOING CHAIN
- Council Tax B/EPC -



## DESCRIPTION

Early viewing is highly recommended to appreciate the potential of this traditional build three bedroom semi-detached property. Located in the heart of Sandfields, this property benefits from close proximity to local shops, Ysgol Gymraeg Bro Dur, Ysgol Bae Baglan, Ysgol Gynradd Gymraeg Rhosafan, St Therese's Catholic Primary School, amenities and good transport links to the M4 corridor and Port Talbot town centre. The generous rear and front gardens with off road parking help make this property into the ideal family home.

Property briefly consists of two reception rooms, kitchen, breakfast / utility room, three bedrooms and upstairs family bathroom.

Externally there is are large front and rear gardens with off road parking for one vehicle.

## FRONT GARDEN

Bounded on three sides by brick and block wall. Double wrought iron gates leading onto paved driveway with graveled beds either side. Wrought iron side gate leading to rear garden.

## ENTRANCE

PVCu double glazed front door with double glazed side panel with fitted roller blind leading into hallway. Polystyrene tiled ceiling with pendant light fitting. Artex walls. Radiator. Fitted carpet. Understair storage cupboard. Stairs to first floor accommodation. Door into:

### RECEPTION 1 (10' 11" x 10' 4") or (3.34m x 3.15m)

Polystyrene tiled ceiling with pendant/fan light. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blinds, curtains and curtain pole. Melamine hearth and fire surround with electric fire. Opening into:

### RECEPTION 2 (14' 5" x 9' 10") or (4.40m x 3.00m)

Polystyrene tiled ceiling with pendant light fitting and ceiling rose. Emulsioned walls. Radiator. Fitted carpet. Wooden fire surround with electric fire. Rear facing PVCu sliding doors leading to rear garden with fitted vertical blinds, curtains and curtain pole. Archway into:

### KITCHEN (10' 11" x 6' 7") or (3.32m x 2.00m)

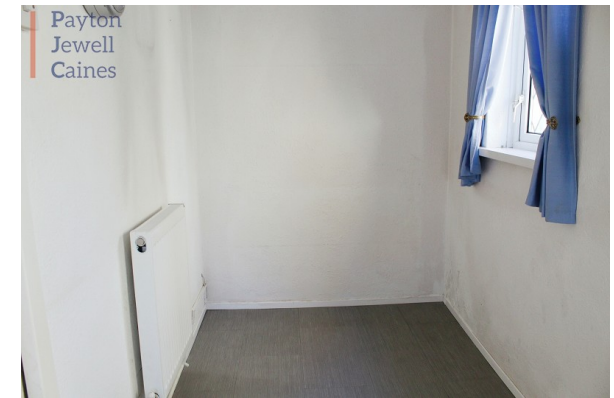
Stippled ceiling with fluorescent strip light tube. Stippled walls with ceramic tiles to splashback areas. Radiator. Vinyl floor tiles. Side and rear facing PVCu double glazed windows with net curtains and curtain poles. Room is fitted with a range of melamine wall and floor cupboards with laminate worktop. Stainless steel sink and drainer with chrome hot and cold mixer tap. Four ring electric cooker with overhead extractor hood. Space for upright fridge/freezer and washing machine. Wall mounted gas fired combination boiler. Opening into:

### BREAKFAST ROOM / UTILITY ROOM (6' 6" x 4' 9") or (1.98m x 1.46m)

Stippled ceiling with spotlight fitting. Stippled walls. Radiator. Vinyl floor tiles. Side facing leaded PVCu double glazed window with fitted roller blind, curtains and curtain pole.

## LANDING

Polystyrene tiled ceiling with pendant light fitting and loft access hatch. Fitted carpet. Built in storage cupboard. Doors leading off.



### **BEDROOM 1 (13' 1" x 9' 10") or (3.99m x 3.00m)**

Polystyrene tiled ceiling with flush light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Two front facing PVCu double glazed windows with fitted vertical blinds, curtains and curtain pole.

### **BEDROOM 2 (12' 0" x 10' 11") or (3.65m x 3.34m)**

Polystyrene tiled ceiling with pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blinds, curtains and curtain pole. Built in wardrobes with two white melamine sliding doors.

### **BEDROOM 3 (9' 3" x 8' 0") or (2.81m x 2.45m)**

Polystyrene tiled ceiling with pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blind and curtain pole.

### **FAMILY BATHROOM (12' 11" x 4' 10") or (3.93m x 1.47m)**

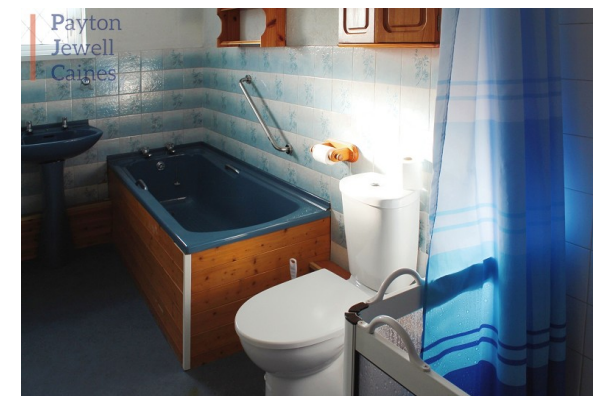
Polystyrene tiled ceiling with flush light fitting. Half stippled half ceramic tiled walls. Radiator. Non-slip vinyl flooring. Front facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with a four piece suite comprising of walk in shower with wall mounted shower, low level WC, blue bathtub with chrome hot and cold tap and blue pedestal wash hand basin with chrome hot and cold taps.

### **REAR GARDEN**


Bounded on three sides by block and brick wall. Low maintenance rear garden with paved sun terrace and path leading to one wooden and one brick built shed and a brick built outdoor WC. Garden is laid mainly with graveled beds.

### **NOTE**

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



# Floorplan & EPC

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



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)