

Payton  
Jewell  
Caines



Gwar Y Caeau, Port Talbot, Neath Port  
Talbot. SA13 2UR

£179,950



# Gwar Y Caeau, Port Talbot, Neath Port Talbot. SA13 2UR

We are pleased to present to the market this three bedroom traditional build semi-detached house that would be ideal for any growing family. Located in the popular area of Penycae, there are views overlooking Swansea bay and the surrounding area. Early viewing is highly recommended to appreciate this well presented family home offered with NO ONGOING CHAIN.

£179,950 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Upstairs bathroom
- Front and rear gardens
- NO ONGOING CHAIN
- EPC D/Council tax C



## DESCRIPTION

We are pleased to present to the market this three bedroom traditional build semi-detached house that would be ideal for any growing families. Located in the popular area of Penycae, there are views overlooking Swansea bay and the surrounding area. The property benefits from access to local shops, Central Junior School and Park Infants School, amenities and good transport links to Port Talbot town centre and the M4 corridor. Parking is to the front on the road and public transport spots are a short walk away. Early viewing is highly recommended to appreciate this well presented family home offered with NO ONGOING CHAIN.

Property briefly consists of two reception rooms, kitchen, three bedrooms and an upstairs family bathroom. Externally there are both front and rear gardens with a single brick storage shed.

## ENTRANCE

Accessed via PVCu part glazed front door leading into hallway. Skimmed ceiling with inset spot lights. Emulsified walls. Skirting board. Radiator. Wood-effect laminate flooring. Stairs to first floor with under stairs storage cupboard. Doors leading off.

## RECEPTION 1 (15' 0" max x 11' 9" max) or (4.57m max x 3.59m max)

\*Measurements at widest point\*

Skimmed ceiling with inset spot lights. Emulsified walls. Skirting board. Continuation of the grey wood-effect laminate flooring. Radiator. Built in storage cupboard housing the electric meter. PVCu double glazed bay window to the front of the property.

## RECEPTION 2 (13' 1" x 12' 5") or (4.0m x 3.79m)

Skimmed ceiling. Emulsified walls. Skirting board. Continuation of the grey wood-effect laminate flooring. Radiator. PVCu double glazed window to front of property.

## KITCHEN (13' 7" x 9' 1") or (4.14m x 2.77m)

Skimmed ceiling with inset spot lights and pendant light fitting. Emulsified walls with tiles to the splash back areas. Continuation of grey wood-effect laminate flooring. Radiator. Built in pantry cupboard with small PVCu window to side of property. The kitchen has been fitted with a range of wall and base units in a modern white gloss with stainless steel handles and complementary laminate work surfaces. Inset stainless steel sink and drainer unit with chrome mixer tap. Built in electric oven with four ring electric hob and stainless steel overhead extractor hood. Cupboard housing the gas-fired combination boiler. Double glazed PVCu window to the side of the property and part-glazed PVCu door leading into the rear garden.

## LANDING

Skimmed ceiling with pendant light fitting. Emulsified walls. Skirting board. Fitted carpet. Doors leading off.

## BEDROOM 1 (14' 6" x 11' 9") or (4.42m x 3.58m)

Skimmed ceiling with pendant light fitting. Emulsified walls. Skirting board. Fitted carpet. Radiator. PVCu double glazed bay window to front of property boasting views over Port Talbot Town.

## BEDROOM 2 (12' 5" x 12' 5") or (3.79m x 3.78m)

Skimmed ceiling with pendant light fitting. Emulsified walls. Skirting board. Fitted carpet. Radiator. PVCu double glazed window to front of property boasting views over the town.



### **BEDROOM 3 (8' 7" x 6' 7") or (2.62m x 2.0m)**

Skimmed ceiling with pendant light fitting and loft access. Emulsioned walls. Skirting board. Fitted carpet. Radiator. PVCu double glazed window overlooking the rear garden.

### **FAMILY BATHROOM (6' 10" x 6' 3") or (2.08m x 1.91m)**

White PVCu panelled ceiling with flush light fitting. Grey marble effect Respatex panelled walls. Chrome heated towel rail. Vinyl floor covering. Room is fitted with a three piece suite in white comprising WC, pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap and overhead electric shower. Rear facing frosted glass PVCu window to the rear of the property.

### **OUTSIDE**

The front garden is enclosed and bounded by wall and wooden fencing. Steps leading to front door. Low maintenance garden laid with gravel.

The rear garden is enclosed by block wall and hedgerow. Tiered garden with original brick built outhouses. Concrete steps leading to upper tiers.


### **NOTES**

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

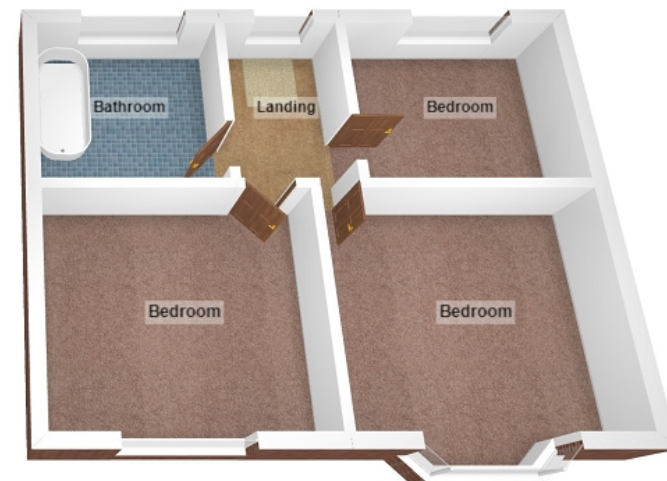


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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