

Payton
Jewell
Caines



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Caines
For Sale

London Road, Neath, Neath Port Talbot.
SA11 1HN

£199,950

PJC PAYTON
JEWELL
CAINES

London Road, Neath, Neath Port Talbot. SA11 1HN

We are pleased to present to the market this well maintained three bedroom terraced house with residents parking. Located close to local shops, Gnoll Primary School, Train and Bus routes along with local amenities and good transport links to the M4 corridor. Early viewing is recommended for this property.

£199,950 - Freehold

- Three bedroom terraced house
- Refurbished kitchen/breakfast room
- Generous sized lounge
- Refurbished bathroom
- Rear garden with lane access
- EPC C/Council tax C



DESCRIPTION

We are pleased to present to the market this well maintained three bedroom terraced house with residents parking. Located close to local shops, Gnoll Primary School, Train and Bus routes along local amenities and good transport links to the M4 corridor. Early viewing is recommended for this property.

Property briefly consists of lounge/dining area, kitchen, three bedrooms, family bathroom and attic/occasional room. Externally there is a rear garden with lane access and residential parking.

VESTIBULE

Access via PVCu part panel part decorative door. Papered ceiling and original coving. Half emulsioned and half wood panel walls. Original tile flooring. Wooden door with glazed insert to hallway.

HALLWAY

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Staircase to first floor accommodation with fitted carpet. Open plan to understair area. Radiator. Two doors leading off.

LOUNGE/DINER (26' 5" max x 12' 8" max) or (8.04m max x 3.87m max)

Measurements at widest point

Skimmed ceiling with coving and ceiling roses. Emulsioned walls with one feature wallpapered wall. Wooden flooring. Two modern upright radiators. Focal point to the room is the wooden fire surround and tiled hearth with decorative fire basket. PVCu double glazed window set within bay to front of property and PVCu double glazed french doors to rear.

KITCHEN (18' 10" x 9' 1") or (5.75m x 2.77m)

Skimmed ceiling. Emulsioned walls. Stained and varnished floorboards. Modern upright radiator. Refurbished kitchen with wall and base units with bamboo work surfaces. Range cooker with gas hob, electric ovens and extractor hood above. Space for fridge/freezer. Plumbing for automatic washing machine and dishwasher. One and half bowl acrylic sink with mixer tap. Ample space for breakfast table and chairs. PVCu double glazed window to side of property and PVCu double glazed french doors to rear garden.

LANDING

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet to staircase. Spindle balustrade. Doors leading off.

FAMILY BATHROOM (8' 10" x 6' 2") or (2.70m x 1.89m)

Skimmed ceiling. Emulsioned walls. Vinyl tiled effect laminate flooring. Chrome modern upstand radiator. Room is fitted with a three piece suite in white comprising low level WC, hand basin set within vanity unit, panel bath with overhead rainfall shower, handheld shower, glass screen and center fill taps. PVCu frosted double glazed window to side of property.

BEDROOM 1 (17' 6" x 11' 10") or (5.33m x 3.60m)

Skimmed ceiling. Emulsioned walls. Exposed stained and varnished floorboards. Recessed walls. Focal point to the room is the fire area with stone hearth, brick surrounds and wooden mantle. Two radiators. Two PVCu double glazed tilt and turn windows to front of property.



BEDROOM 2 (12' 3" x 10' 4") or (3.73m x 3.14m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 3 (9' 7" x 9' 6") or (2.93m x 2.90m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Cupboard housing the combination boiler. PVCu frosted double glazed window to rear of property.

ATTIC/OCCASIONAL ROOM (16' 2" x 10' 4") or (4.94m x 3.16m)

Access via staircase. Emulsioned ceiling. Emulsioned walls. Exposed stained and varnished floorboards. Eaves space for storage. Velux double glazed window to rear of property.

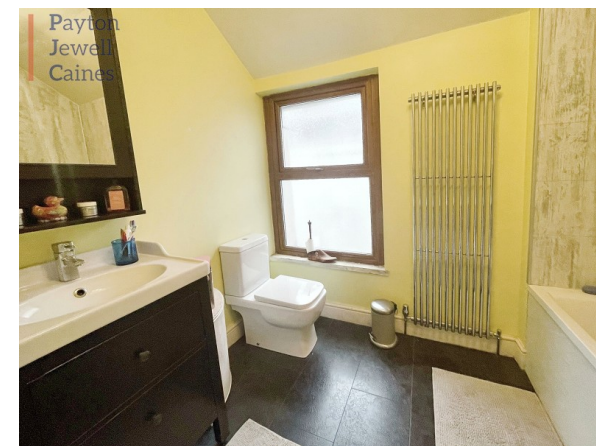
OUTSIDE

Rear enclosed and bounded by wall. Low maintenance garden. Patio and pergola area. Wooden gate to rear lane.

Frontage low maintenance with decorative pebbled and access via wrought iron gate.


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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(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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