



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

£129,950

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We welcome to the market this three bedroom semi-detached property in an elevated position offering spectacular views over the surrounding area. Early viewing is highly recommended to appreciate this potential home. NO ONGOING CHAIN.

**£129,950 - Freehold**

- Three bedroom semi-detached house
- Upstairs bathroom and downstairs WC
- Elevated position with views over Port Talbot
- Ideal for Investors or First Time Buyers
- NO ONGOING CHAIN
- EPC E/Council Tax B



## DESCRIPTION

We welcome to the market this three bedroom semi-detached property in an elevated position offering spectacular views over the surrounding area. The property benefits from good access to local shops, Central Junior School, Velindre Community School, local amenities and good transport links to Port Talbot town centre as well as the M4 corridor. Early viewing is highly recommended to appreciate this potential home. NO ONGOING CHAIN.

The property briefly consists of lounge/diner, kitchen, downstairs WC, three bedrooms and bathroom. Externally there are front and rear gardens.

## ENTRANCE

Access via PVCu frosted double glazed front door with matching side screens into entrance hall. Papered ceiling with coving. Papered walls. Fitted carpet. Radiator. Understair storage used as pantry with shelving. Staircase to first floor accommodation. Wood framed single glazed frosted window to side of property. Doors leading off.

## LOUNGE/DINER (25' 10" x 12' 2") or (7.87m x 3.71m)

Papered ceiling with coving. Papered walls with wall light facilities. Fitted carpet. Two radiators. Wooden fire surround with tiled hearth and back plate and onset electric fire to front reception and gas fire set on stone hearth with back boiler to rear. Two PVCu double glazed windows, one set within bay to front of property and one to rear of property.

## KITCHEN (10' 5" x 8' 4") or (3.18m x 2.53m)

Artex ceiling with coving. Emulsioned walls with one papered wall. Laminate flooring. Range of base units. Single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Gas cooker. Radiator. PVCu double glazed window to rear of property. Wooden multi glazed door leading to:

## PORCH

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Part panel part frosted PVCu door to front of property.

## OUTER PASSAGE

Respatex panelled ceiling. Respatex panelled walls. Concrete tiled flooring. Part panelled part frosted double glazed door to rear garden. Doorway into leading to:

## W.C.

Respatex panelled ceiling and walls. Continuation of concrete tiled flooring. Room is fitted with a two piece white suite comprising low level WC and corner wall mounted hand basin. PVCu frosted double glazed window to rear of property.

## LANDING

Papered ceiling with coving. Papered walls with wall light facilities. Fitted carpet. PVCu frosted double glazed tilt and turn window to side of property. Doors leading off



## **BATHROOM (7' 3" x 6' 0") or (2.20m x 1.84m)**

Artex ceiling with loft access hatch. Half artex and half tiled walls. Vinyl flooring. Chrome towel rail heater. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, corner bath with overhead electric shower, shower rail and curtain. PVCu frosted double glazed tilt and turn window to rear of property.

## **BEDROOM 1 (11' 9" x 11' 5") or (3.57m x 3.47m)**

Papered ceiling with coving. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property boasting spectacular views over Port Talbot.

## **BEDROOM 2 (11' 9" x 11' 5") or (3.58m x 3.49m)**

Papered ceiling. Papered walls. Fitted carpet. Cupboard housing the hot water tank and shelving. PVCu double glazed window to rear of property.

## **BEDROOM 3 (7' 8" x 6' 1") or (2.33m x 1.85m)**

Papered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property boasting spectacular views over Port Talbot.

## **OUTSIDE**

Front forecourt with steps leading to front door.


Rear garden is elevated with steps leading to rear terrace. Outside tap.

## **NOTE**

The rear has a steep elevation that may not be suitable for people with young children or mobility uses. 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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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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