

Payton
Jewell
Caines



Farm Drive, Port Talbot, Neath Port Talbot.
SA12 6TF

£155,000



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We are pleased to present to the market this three bed system built semi-detached house located in the Sandfields area. Early viewing is recommended for this spacious property.

£155,000 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Large workshop in rear garden
- Off road parking
- NO ONGOING CHAIN
- EPC C-/Council tax B



DESCRIPTION

We are pleased to present to the market this three bed system built semi-detached house located in the Sandfields area. Close to local shops, St Therese's Catholic Primary School, Ysgol Gynradd Gymraeg Rhosafan, Awel y Môr Primary School, amenities and transport links. Early viewing is recommended for this spacious property.

The property briefly consists of two reception rooms, kitchen, downstairs shower room, three bedrooms and upstairs family bathroom. Externally there is a front garden providing off road parking and a rear garden with large workshop.

ENTRANCE

Access via double glazed PVCu front door leading into hallway. Wallpapered ceiling. Wallpapered walls. Wood effect laminate flooring. Radiator. Stairs to first floor accommodation. Understair storage. Doors leading off.

LOUNGE (13' 1" x 10' 8") or (3.99m x 3.24m)

Wallpapered ceiling. Wallpapered walls. Wood effect laminate flooring. Radiator. Wall mounted electric feature fireplace. Front facing PVCu double glazed window with fitted vertical blind. Double doors leading into:

DINING ROOM (10' 11" x 10' 9") or (3.33m x 3.28m)

Stippled ceiling. Wallpapered walls. Wood effect laminate flooring. Wall mounted gas fire. Front facing PVCu double glazed window with fitted vertical blinds.

KITCHEN (13' 0" x 6' 7") or (3.95m x 2.00m)

Emulsioned ceiling. Emulsioned walls with ceramic tiles to splash back areas. Ceramic floor tiles. Room has been fitted with a range of cream gloss floor and wall cupboards with laminate worktops. Built in four ring gas hob with overhead extractor hood and high level electric oven. Integrated fridge/freezer. Integrated washing machine. Rear facing PVCu double glazed window with fitted roller blind. Double glazed PVCu door leading to the rear garden.

SHOWER ROOM (7' 0" x 7' 1") or (2.14m x 2.16m)

Emulsioned ceiling. Emulsioned walls. Vinyl non-slip flooring. Radiator. Room is fitted with a three piece white suite comprising WC, wall mounted wash hand basin, walk in shower with respatex clad wall, shower curtain. Rear facing frosted PVCu double glazed window with fitted roller blind.

LANDING

Stippled ceiling with loft access hatch. Wallpapered walls. Fitted carpet. Side facing PVCu double glazed window with fitted vertical blinds. Doors leading off.

BEDROOM 1 (13' 1" x 10' 10") or (4.00m x 3.30m)

Stippled ceiling. Wallpapered walls. Wood effect laminate flooring. Radiator. Front facing PVCu double glazed window with vertical blinds.

BEDROOM 2 (11' 6" x 10' 11") or (3.50m x 3.32m)

Stippled ceiling. Wallpapered walls. Fitted carpet. Radiator. Built in storage cupboard. Front facing PVCu double glazed window with fitted vertical blinds.



BEDROOM 3 (9' 10" x 7' 3") or (3.00m x 2.20m)

Stippled ceiling. Wallpapered walls. Wood effect laminate flooring. Radiator. Rear facing PVCu double glazed window with fitted roller blind.

FAMILY BATHROOM (6' 3" x 5' 7") or (1.91m x 1.70m)

Stippled ceiling with flush light fitting. Half emulsioned and half ceramic tiled walls. Ceramic floor tiles. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with mixer tap, bathtub with mixer tap and wall mounted mains fed electric shower. Built in storage cupboard housing the gas fired combination boiler. Rear facing PVCu frosted double glazed window.

OUTSIDE


Front garden is bounded on three sides by brick and block wall. Wrought iron gate leading to driveway providing off road parking. Laid with brick pavers. Gate with concrete path leading to side gate and front door.

Rear garden is bounded on three sides by block and brick wall. Low maintenance with concrete terrace directly off the house. Path leading to raised gravel bed. Two large aluminium greenhouses. Path to large block built workshop with PVCu courtesy door and windows.

NOTES

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+) A		
(81-91) B		84
(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.



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