

Payton  
Jewell  
Caines



Wildbrook, Port Talbot, Neath Port Talbot.  
SA13 2UL

£225,000

 PAYTON  
JEWELL  
CAINES

# Wildbrook, Port Talbot, Neath Port Talbot. SA13 2UL

We are pleased to present to the market this traditional build three bedroom semi detached house located on the highly desirable Wildbrook development in the heart of Taibach. Early viewing is highly recommended. NO ONGOING CHAIN.

£225,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Garage and driveway providing off road parking
- Highly desirable location
- NO ONGOING CHAIN
- EPC C/Council Tax C



## DESCRIPTION

We are pleased to present to the market this traditional build three bedroom semi detached house located on the highly desirable Wildbrook development in the heart of Taibach. Located close to local shops, Central Junior School, Central Infants School, amenities and transport links to Port Talbot town centre. Early viewing is highly recommended. NO ONGOING CHAIN.

The property briefly consists of two reception rooms, kitchen, three bedrooms and family bathroom. Externally there are low maintenance front and rear gardens with a garage and driveway providing off road parking.

## ENTRANCE

Access via double glazed dark wood effect PVCu front door leading into porch. Artex ceiling. Wallpapered walls. Fitted carpet. Radiator. Wall mounted alarm system. Front facing dark wood effect leaded PVCu double glazed windows. Door leading into:

## RECEPTION 1 (17' 0" x 12' 6") or (5.18m x 3.82m)

Emulsioned ceiling with ceiling rose. Wallpapered walls with dado rail. Solid wood herringbone flooring. Radiator. Stairs to first floor accommodation. Tiled hearth with wooden fire surround and inset gas fire. Understair storage cupboard. Front facing dark wood effect PVCu leaded double glazed windows set within bay. Double glazed wooden doors leading into:

## RECEPTION 2 (16' 10" x 10' 11") or (5.14m x 3.32m)

Emulsioned ceiling with ceiling rose. Wallpapered walls with dado rail. Fitted carpet. Radiator. Side facing dark wood effect PVCu double glazed french doors leading to the rear garden. Opening into:

## KITCHEN (16' 5" x 8' 1") or (5.0m x 2.46m)

Emulsioned ceiling with wood effect beams. Emulsioned walls with ceramic tiles to splashback areas. Ceramic floor tiles. Radiator. Room is fitted with a range of solid wood floor and wall cupboards with granite work tops. White enamel Belfast inset sink with brass mixer tap. Integrated fridge/freezer and washing machine. Undercounter fridge. Free standing four ring gas cooker. Built in Welsh dresser with granite breakfast table. Rear facing dark wood effect PVCu leaded double glazed windows. Side facing dark wood effect leaded PVCu french doors leading to the rear garden.

## LANDING

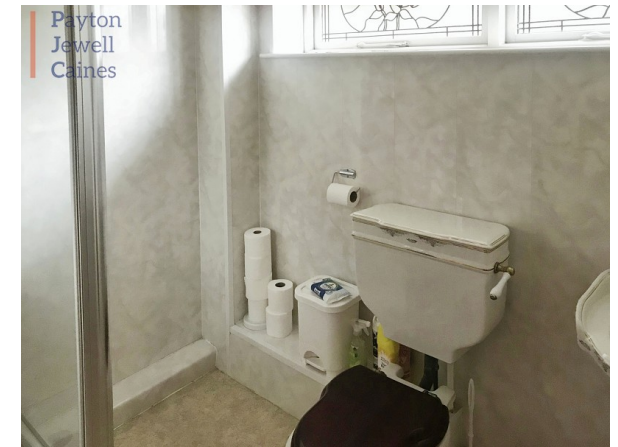
Emulsioned ceiling with loft access hatch. Wallpapered walls with dado rail. Fitted carpet. Radiator. Side facing decorative hardwood double glazed panel. Doors leading off.

## BEDROOM 1 (12' 9" x 10' 3") or (3.88m x 3.13m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Fitted wardrobes, chest of drawers and bedside tables. Built in storage cupboard. Front facing dark wood effect PVCu double glazed leaded windows.

## BEDROOM 2 (12' 3" x 9' 0") or (3.73m x 2.75m)

Emulsioned ceiling. Wallpapered walls. Fitted carpet. Radiator. Rear facing single glazed wooden framed window.



### **BEDROOM 3 (9' 2" x 6' 4") or (2.79m x 1.92m)**

Emulsioned ceiling. Wallpapered walls. Fitted carpet. Radiator. Front facing dark wood effect PVCu double glazed leaded window.

### **FAMILY BATHROOM (7' 7" x 6' 2") or (2.31m x 1.88m)**

Artex ceiling with wooden beams and flush light fitting. Floor to ceiling respatex wall panels. Vinyl flooring. Radiator. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with brass mixer tap, shower cubicle with wall mounted mains fed shower and glass shower doors. Rear facing single glazed wood framed decorative windows.

### **OUTSIDE**

The front of the property is bounded on two sides by brick wall with double wrought iron gates opening onto impressed concrete driveway. Integrated single garage with traditional up and over door, power, water, lighting and houses the gas fired combination boiler.

The rear garden is bounded on three sides by wood fencing. Low maintenance garden laid with stone pavers. Decorative planted border. Rear courtesy door leading to garage with window.


### **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>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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.



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