



Parr Avenue, Neath, Neath Port Talbot.  
SA11 1RJ

£153,950

**PJC** PAYTON  
JEWELL  
CAINES



## Parr Avenue, Neath, Neath Port Talbot. SA11 1RJ

Ideally positioned within WALKING DISTANCE of Neath town centre this MODERN end of link offers GOOD SIZE accommodation throughout and would be an ideal purchase for a family. The property offers VIEWS of the surrounding area from the rear and internal viewing is RECOMMENDED to appreciate.

**£153,950 - Freehold**

- Three bedroom end link
- Lounge with separate dining room
- Conservatory
- Family bathroom to the first floor
- Downstairs cloaks/w.c.
- Enclosed garden to the rear
- Two allocated parking spaces



## DESCRIPTION

This modern end link is conveniently situated within easy access of the town centre, local supermarkets and amenities.

Accommodation briefly comprises to the ground floor, entrance porch, hallway, cloakroom, lounge, dining room, kitchen and conservatory. To the first floor there are three bedrooms and a family bathroom.

Externally there is an easy maintainable garden to the rear having gated access to two allocated parking spaces.

## ENTRANCE PORCH

Via frosted glass PVCu door with coordinating side panels. Dwarf walls. Wall light. Radiator. Laminate flooring.

## HALLWAY

Coving. Staircase leading to the first floor. Radiator. Laminate flooring.

## CLOAKROOM/W.C

Frosted glass double glazed window overlooking the side. Two piece suite comprising wall mounted wash hand basin with tiling to splashback and low level w.c. Radiator. Tiled effect laminate flooring.

## LOUNGE (15' 1" x 9' 10") or (4.60m x 3.00m)

Coving. Ceiling fan. Two PVCu double glazed windows overlooking the front. Feature electric fire set on a marble hearth with back and wood surround. Television aerial point. Double radiator. Laminate flooring.

## DINING ROOM/SITTING ROOM (12' 0" x 8' 1") or (3.67m x 2.47m)

Coving. Ceiling rose. Understairs storage. Double radiator. Laminate flooring. Archway through to:

## KITCHEN (8' 9" x 6' 6") or (2.67m x 1.98m)

Coving. PVCu double glazed window overlooking the rear offering views. Fitted kitchen having a range of wall and base units with coordinating worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Built-in electric oven with four gas burner hob and extractor. Plumbing for automatic washing machine. Cupboard housing combination boiler. Vinyl flooring.

## CONSERVATORY (9' 3" x 7' 9") or (2.83m x 2.35m)

Apex roof. Ceiling fan. PVCu double glazed door leading out on to the rear garden. Dwarf walls. PVCu double glazed windows overlooking the sides. Radiator. Laminate flooring.

## FIRST FLOOR LANDING

Spotlights. Coving. Access to loft. Fitted carpet.

## BEDROOM 3 (9' 1" x 6' 8") or (2.78m x 2.02m)

Coving. PVCu double glazed window overlooking the rear offering views. Radiator. Laminate flooring.

## BEDROOM 2 (9' 3" x 8' 2") or (2.81m x 2.49m)

Coving. Double glazed window overlooking the rear offering views. Radiator. Laminate flooring.





## **BEDROOM 1 (15' 3" x 10' 0") or (4.65m x 3.06m)**

Ceiling rose. Two double glazed windows overlooking the front. Dado rail. Radiator. Laminate flooring.

## **FAMILY BATHROOM**


Frosted glass window overlooking the side. Three piece suite comprising panelled bath with overhead electric shower and screen, pedestal and low level w.c. Shaver point. Tiled walls. Heated towel rail. Vinyl flooring.

## **OUTSIDE**

Enclosed garden to the rear which is overlooking the river and is laid to brick paving with storage shed and mature planting to the borders. Gated access leads out on to two allocated parking spaces.



# 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>	67	
(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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