



Broomhill, Port Talbot, Neath Port Talbot.  
SA13 2US

£189,950

**PJC** PAYTON  
JEWELL  
CAINES

## Broomhill, Port Talbot, Neath Port Talbot. SA13 2US

We are pleased to offer for sale with no ongoing chain this traditional detached home which is ideally located within easy access of local shops, schools and the town centre. The property offers well proportioned family accommodation throughout with large enclosed rear garden and off road parking.

**£189,950 - Freehold**

- Three bedroom detached
- Two reception rooms
- Extended kitchen
- Built-in wardrobes to two bedrooms
- Four piece bathroom suite
- Spacious garden with Summer House
- Single garage and driveway. EPC-D63



## DESCRIPTION

Situated within an elevated position close to Port Talbot town centre and the M4 for commuter access this traditional detached home offers good size accommodation for a family and is available for sale with no ongoing chain.

Briefly comprising to the ground floor entrance hall, two reception rooms and extended kitchen. To the first floor there are two double bedrooms with built-in wardrobes, one single bedroom and family bathroom having a four piece suite.

Externally to the rear there is a tiered garden with summer house that leads up to the mountain beyond and garage at the side that gives access to a driveway.

## ENTRANCE HALL

Via Composite door. Staircase leading to the first floor. Built-in storage cupboard with shelving. Radiator. Laminate flooring.

## RECEPTION 1 (10' 0" x 9' 1") or (3.04m x 2.76m)

Coving. PVCu double glazed window overlooking the front offering views of the surrounding area. Radiator. Laminate flooring.

## RECEPTION 2 (18' 4" x 10' 5") or (5.58m x 3.18m)

Coving. Two wall lights. PVCu double glazed window overlooking the rear. PVCu double glazed patio sliding door with coordinating side panel leading out on the front. Chimney breast with alcoves either side. Feature log burner set on a brick hearth with back and surround. Two double radiators. Laminate flooring.

## KITCHEN (14' 8" x 12' 2") or (4.48m x 3.70m)

Velux window. Two Double glazed windows overlooking the side and rear. Frosted glass PVCu door leading out on to the rear garden. Fitted kitchen having a range of wall and base units with complimentary work surfaces and ceramic tiling to splashback. Built-in electric oven and hob with overhead extractor. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Space for tumble dryer. Larder cupboard. Tiled flooring.

## FIRST FLOOR LANDING

Coving. Two double glazed windows overlooking the rear. Airing cupboard. Fitted carpet.

## FAMILY BATHROOM (7' 11" x 5' 5") or (2.42m x 1.66m)

Spotlights. Frosted glass window overlooking side. Four piece suite comprising panelled bath, walk-in corner shower with glass screens, pedestal and low level w.c. Tiled walls. Heated towel rail. Vinyl flooring.

## BEDROOM 1 (12' 2" x 10' 0") or (3.70m x 3.04m)

Coving. Double glazed window overlooking the front offering views of the surrounding area. Built-in wardrobes. Radiator. Fitted carpet.

## BEDROOM 2 (10' 1" x 9' 11") or (3.07m x 3.01m)

Double glazed window overlooking the front. Built-in wardrobes. Radiator. Telephone point. Fitted carpet.



## **BEDROOM 3 (10' 8" x 7' 10") or (3.25m x 2.40m)**

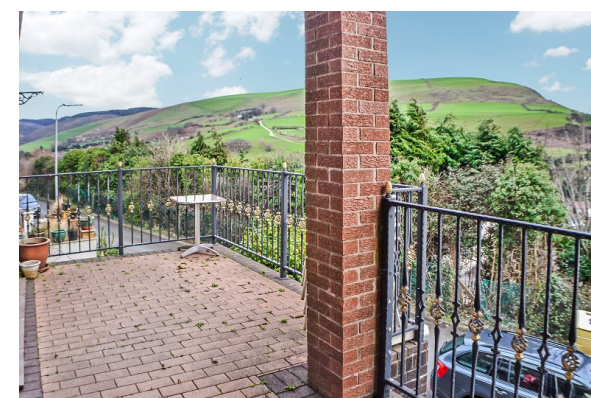
Coving. Double glazed window overlooking the rear. Radiator. Fitted carpet.

## **OUTSIDE**


Enclosed tiered garden to the rear which is laid to lawn with mature trees and planting. At the top of the garden there is a Summer House with power supply.

At the side of the property there is a single garage with power supply and up and over door that leads out on to the driveway.

To the front there is an enclosed patio with views of the surrounding area with decorative chippings, mature planting and steps leading up to the front door.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(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.



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01639 891268

### Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Pencoed

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[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[pencoedrentals@pjchomes.co.uk](mailto:pencoedrentals@pjchomes.co.uk)

### Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

### Neath

Sales: 01639 874507

[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)

Lettings: 01639 874507

[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)