

Payton  
Jewell  
Caines



Rembrandt Place, Port Talbot, Neath Port  
Talbot. SA12 6NZ

£160,000

**PJC** PAYTON  
JEWELL  
CAINES



## Rembrandt Place, Port Talbot, Neath Port Talbot. SA12 6NZ

We are pleased to present to the market this three bedroom end of terrace house situated in a quiet area of Sandfields. Property benefits from being a short walk away from the Aberavon sea front with promenade giving access to cafes and shops. Early viewing is recommended to appreciate this family home.

£160,000 - Freehold

- Three bedroom end of terrace house
- Downstairs WC/utility
- Kitchen/breakfast room/lounge area
- Front and rear gardens plus off road parking
- No ongoing chain
- EPC C/Council Tax B





## DESCRIPTION

We are pleased to present to the market this three bedroom end of terrace house situated in a quiet and pleasant area of Sandfields. Close proximity to local shops, Awel Y Mor primary school, Ysgol Bae Baglan, Ysgol Gymraeg Bro Dur, Ysgol Rhosafan primary and Tywyn primary school. Property benefits from being a short walk away from the Aberavon sea front with promenade giving access to cafes and shops. NO ONGOING CHAIN. Early viewing is highly recommended to appreciate this family home.

The property briefly consists of reception room, kitchen/breakfast room/lounge area, downstairs WC, three bedrooms and family bathroom.

Externally there is enclosed front courtyard and rear garden with access to off road parking.

## ENTRANCE

Access via PVCu part panelled and part frosted double glazed front door with matching side screen into welcoming entrance hall. Artex ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Staircase to first floor accommodation. Doors leading off.

## DOWNSTAIRS UTILITY/W.C.

Stippled ceiling. Papered walls. Vinyl floor covering. Low level WC. PVCU frosted double glazed window to front of property. Plumbing for automatic washing machine.

## RECEPTION (11' 5" x 10' 7") or (3.48m x 3.22m)

Skimmed ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to front of property.

## KITCHEN/BREAKFAST/FAMILY ROOM (21' 0" x 10' 11") or (6.41m x 3.32m)

Skimmed ceiling with coving and inset ceiling lights. Emulsioned walls. Laminate flooring. Modern upright radiator. Kitchen area fitted with wall and base units, solid wood work surfaces and panelled splashback area. Electric hob and extractor. Split level electric oven. Sink with hot and cold mixer tap. Plumbing for dishwasher. PVCu double glazed window to rear of property. Solid wood work surfaces with overhead feature lights and cupboards below, acting as breakfast which separates the two rooms. Seated area with recessed walls to chimney breast and inset log burner. PVCu double glazed french doors to rear of property. Understair storage cupboard with shelving.

## LANDING

Artex ceiling with coving. Emulsioned walls. Access into attic. Spindle balustrade. Laminate flooring. Storage cupboard.

## BATHROOM (8' 11" x 5' 6") or (2.71m x 1.68m)

Artex ceiling. Emulsioned walls. Laminate tile effect flooring. Cupboard housing the combination boiler. Three piece suite in white comprising of low level WC, pedestal wash hand basin with tiled splash back, shower cubicle with body wash ject and overhead shower. Radiator. PVCu frosted double glazed window to rear of property.



### **BEDROOM 1 (11' 5" x 10' 10") or (3.49m x 3.29m)**

Artex ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

### **BEDROOM 2 (11' 5" x 10' 9") or (3.49m x 3.28m)**

Artex ceiling with coving. Emulsioned walls. Painted floorboards. Radiator. PVCu double glazed window to front of property.

### **BEDROOM 3 (9' 2" x 7' 7") or (2.80m x 2.30m)**

Artex ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to front of property.

### **FRONT GARDEN**

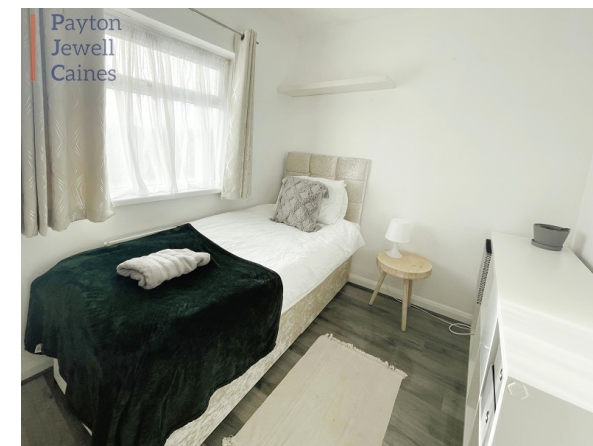
Front forecourt. Enclosed and bounded by wall. Low maintenance garden laid to stone gravel. Footpath leading to front door. Side gate to rear.

### **REAR GARDEN**

Enclosed and bounded by wood panel fencing and part wall. Low maintenance garden laid with astroturf. Good sized patio area ideal for garden furniture. Storage shed. Hardstanding for one vehicle to rear which is assessable from rear lane.

### **NOTE**


We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



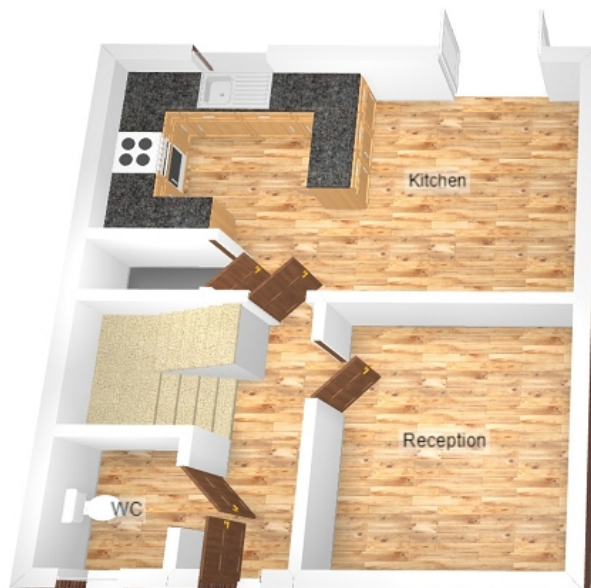
For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(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		
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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