

Payton
Jewell
Caines



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

£285,000

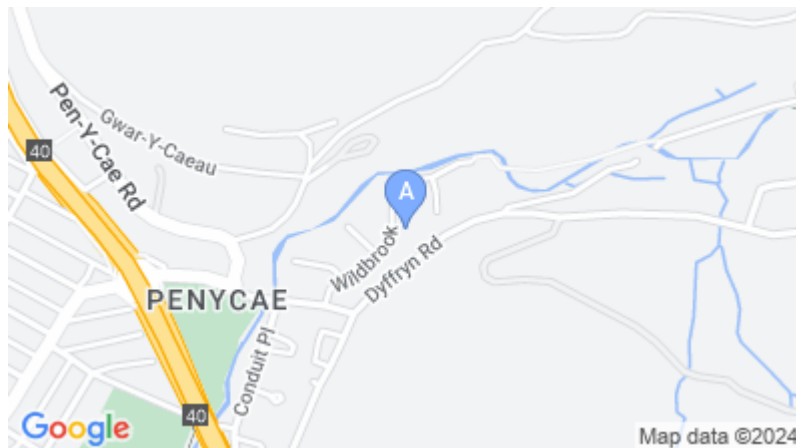


Wildbrook, Port Talbot, Neath Port Talbot. SA13 2UN

We are delighted to present to the market this four bedroom semi-detached house that would make the ideal FAMILY HOME. Early viewing is highly recommended to fully appreciate this immaculately presented house offered with NO ONGOING CHAIN.

£285,000 - Freehold

- Four bedroom semi-detached house
- Impressive open plan living to rear
- Downstairs WC and upstairs family bathroom
- Off road parking for several vehicles
- NO ONGOING CHAIN
- EPC D/Council Tax D



DESCRIPTION

We are delighted to present to the market this four bedroom semi-detached house that would make the ideal FAMILY HOME. Located on the highly desirable Wildbrook development, this property benefits from close access to local shops, Central Infants School, amenities and transport links to the M4 corridor. Early viewing is highly recommended to fully appreciate this immaculately presented house offered with NO ONGOING CHAIN.

This property briefly consists of a lounge, open plan living area/dining area/kitchen, downstairs WC, four bedrooms and upstairs family bathroom. Externally there is a front garden with ample off road parking and a tired rear garden.

ENTRANCE

Access via composite double glazed PVCu front door with double glazed frosted side panel leading into hallway. Emulsioned ceiling with flush light fitting. Emulsioned walls. Radiator. Ceramic floor tiles. Understair storage cupboard. Stairs to first floor accommodation. Doors leading off.

W.C. (4' 4" x 3' 8") or (1.33m x 1.13m)

Emulsioned ceiling with flush light fitting. Emulsioned walls with feature tiled wall. Ceramic floor tiles. Room is fitted with a two piece suite comprising WC and wall mounted wash hand basin. Side facing frosted PVCu double glazed window.

LIVING ROOM (14' 5" x 13' 1") or (4.40m x 4.0m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Grey wood effect laminate flooring. Radiator. Wall mounted feature electric fire. Front facing PVCu double glazed window with fitted vertical blinds. Double doors leading to:

LOUNGE/DINER/KITCHEN (20' 5" x 20' 3") or (6.22m x 6.18m)

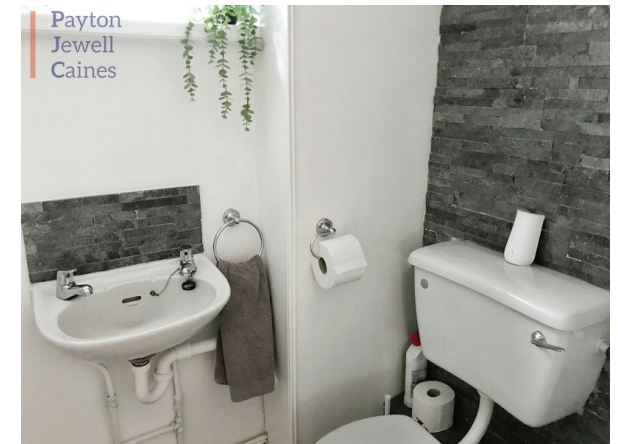
Emulsioned ceiling with inset spotlights and pendant lights over dining area. Emulsioned walls. Grey ceramic floor tiles. Two radiators. Kitchen area is fitted with a range of modern grey gloss floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with chrome mixer tap. Stainless steel built in four ring gas hob with black glass splash back, built in electric oven below and overhead stainless steel extractor hood. Integrated dishwasher and fridge/freezer. Fitted island. Side facing PVCu double glazed window with fitted vertical blinds. Rear facing two sets PVCu double glazed french doors leading to the rear garden with floor to ceiling glazed side panels.

LANDING

Stippled ceiling with loft access hatch and pendant light fitting. Gas fired combination boiler stored in loft. Wallpapered walls. Fitted carpet. Built in storage cupboard. Side facing frosted PVCu double glazed window. Doors leading off.

BEDROOM 1 (15' 1" x 10' 6") or (4.60m x 3.21m)

Skimmed ceiling with track spotlight fitting. Emulsioned walls. Fitted carpet. Radiator. Fitted double sliding door wardrobes. Front facing PVCu double glazed window with fitted vertical blind.



BEDROOM 2 (12' 0" x 10' 7") or (3.65m x 3.22m)

Stippled ceiling with pendant light fitting. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted vertical blinds.

BEDROOM 3 (9' 5" x 7' 2") or (2.87m x 2.19m)

Wallpapered ceiling with pendant light fitting. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted vertical blinds.

BEDROOM 4 (10' 4" max x 9' 5" max) or (3.14m max x 2.87m max)

Measurements at widest point

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

FAMILY BATHROOM (6' 3" x 6' 2") or (1.91m x 1.89m)

Stippled ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Wall mounted chrome heated towel rail. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with chrome mixer tap, walk-in shower with chrome wall mounted shower and fixed glass screen. Side facing frosted PVCu double glazed window.

OUTSIDE

Front garden is bounded on two sides by brick wall. Open frontage laid with tarmac providing off road parking. Side border planted with shrubs. Wooden gate leading to the side of the house with storage area. Second wooden gate leading to the rear garden.

Rear garden is enclosed and bounded by wood fence and wall. Hard landscaped into three levels with composite decking area directly off the back of the house. Steps leading to Astroturf sitting area with planted shrubs. Further top level laid to lawn. Block built storage shed with water and power.


NOTES

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

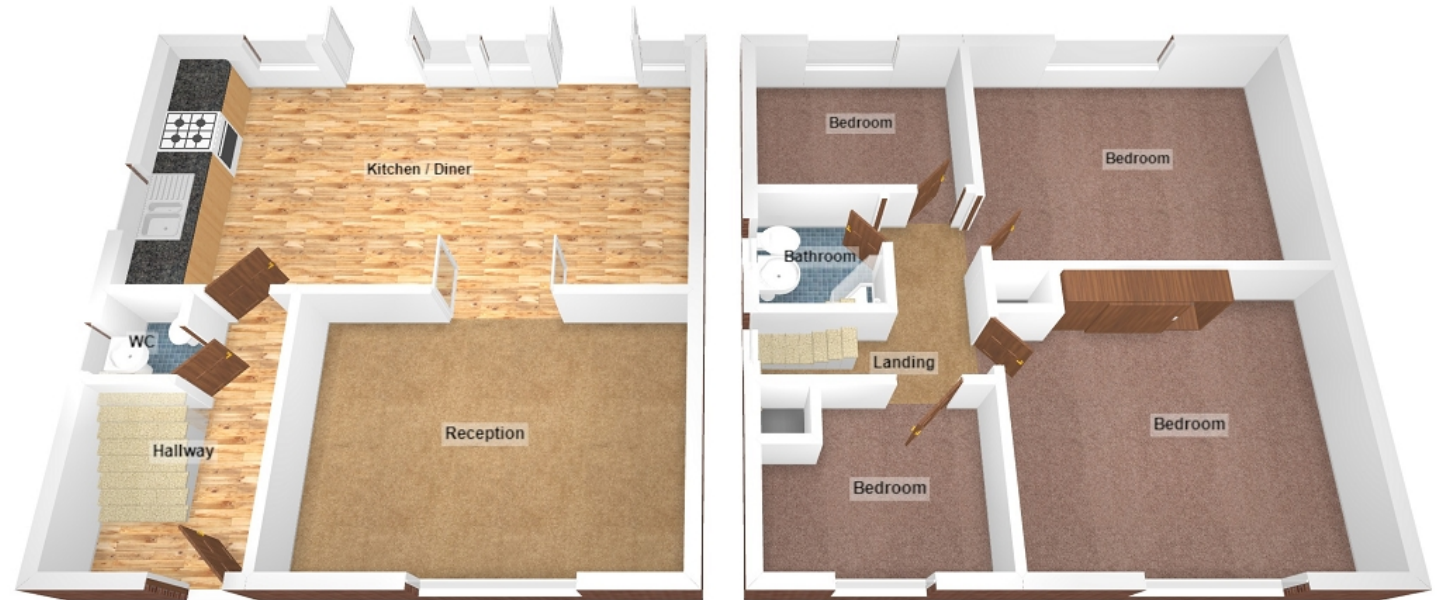


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(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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