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For Sale  
pjhomes.co.uk  
01639 891 268

Danyffynnon, Port Talbot, Neath Port  
Talbot. SA13 2EY

£180,000

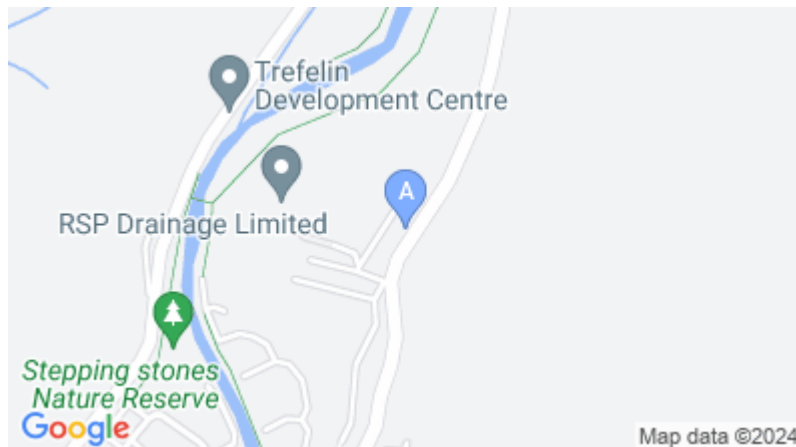


# Danyffynnon, Port Talbot, Neath Port Talbot. SA13 2EY

We are pleased to present to the market this three bedroom traditional built semi detached house located in the rural area of Penycae. Can be offered with NO ONGOING CHAIN, this property is ideal for any FIRST TIME BUYERS or buyers looking for a POTENTIAL FAMILY HOME.

£180,000 - Freehold

- Three bedroom semi-detached house
- Lounge/dining room
- Refurbished Kitchen and Bathroom
- Front and rear gardens
- NO ONGOING CHAIN
- EPC D/Council tax C



## DESCRIPTION

We are pleased to present to the market this three bedroom traditional built detached house located in the rural area of Penycae. Property benefits from close proximity to local shops, Velindre Community School, amenities and good transport links to Cwmafon and Port Talbot town centre. Ideal for any FIRST TIME BUYERS or buyers looking for a POTENTIAL FAMILY HOME. Early viewing is highly recommended to appreciate the quiet location of this well presented home.

The property briefly consists of a lounge/dining room, kitchen, three bedrooms and family bathroom. Externally there are both front and rear gardens with two outbuildings offering storage. On road parking to front.

## ENTRANCE

Access via composite front door with decorative double glazed units into welcoming entrance hall. Skimmed ceiling with coving. Emulsioned walls. Radiator and decorative cover. Laminate flooring. Spindle balustrade staircase with fitted carpet to first floor accommodation. Understair storage unit. PVCu frosted double glazed window to front of property. Two doors leading off:

## LOUNGE/DINER (27' 2" max x 11' 5" max) or (8.28m max x 3.49m max)

\*Measurements at widest point\*

Lounge: Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Cupboards to alcoves with shelving. Focal point to the room is the wooden fire surround and hearth with inset living flame gas fire. PVCu double glazed window set within bay to front of property with vertical blinds.

Dining area: Skimmed ceiling. Emulsioned walls. Radiator. Laminate flooring. Two decorative mouldings with inset lighting. PVCu double glazed window to rear of property with vertical blinds.

## KITCHEN (12' 5" x 5' 9") or (3.78m x 1.75m)

Skimmed ceiling. Part emulsioned and part feature wall papered walls. Continuation of the laminate flooring. Range of wall and base units in white high gloss. Integral appliances to include dishwasher and fridge. Built in electric oven with hob and extractor hood. Built in microwave. Complimentary work surfaces and matching splashback areas. White one and a half acrylic sink unit and drainer with hot and cold mixer spray tap. PVCu double glazed window and part PVCu part frosted double glazed door to rear.

## LANDING

Skimmed ceiling with coving and loft access hatch. Fitted carpet. Spindle balustrade. PVCu frosted double glazed window to side of property. Doors leading off.

## FAMILY BATHROOM (6' 10" x 6' 4") or (2.09m x 1.93m)

Skimmed ceiling with inset ceiling lights. Fully tiled walls. Chrome towel rail heater. Laminate flooring. Cupboard with shelving. Room is fitted with a three piece suite in white comprising low level WC, hand basin set within vanity unit, panelled bath with overhead rainfall shower, handheld shower and shower screen. PVCu frosted double glazed window to rear of property.



## BEDROOM 1 (11' 3" max x 10' 10" max) or (3.42m max x 3.31m max)

\*Measurements at widest point\*

Skimmed ceiling with coving. Emulsioned walls with one wall feature wood panel and wall lights. Range of wall to wall built in wardrobes with mirror sliding doors. Radiator. Fitted carpet. PVCu double glazed window to rear of property with vertical blinds.

## BEDROOM 2 (11' 7" x 10' 10") or (3.53m x 3.31m)

Skimmed ceiling with coving. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to front of property with vertical blinds.

## BEDROOM 3 (6' 9" x 6' 6") or (2.05m x 1.97m)

Skimmed ceiling with coving. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to front of property with vertical blinds.

## OUTSIDE

Front garden is enclosed and bounded by wall. Steps leading to laid to lawn garden and path to front door. Side access via wooden gate to:

Rear garden is enclosed and bounded by wood panel fencing and hedgerow. Steps leading to elevated garden. Hot tub on paved patio area. Two storage sheds. Outdoor tap.


## 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>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(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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