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Caines



Queens Road, Cymmer, Port Talbot, Neath  
Port Talbot. SA13 3SN

Offers Over  
£110,000

 PAYTON  
JEWELL  
CAINES



# Queens Road, Cymmer, Port Talbot, Neath Port Talbot. SA13 3SN

We are pleased to present to the market this THREE BEDROOM SEMI DETACHED house located in the area of Cymmer with spectacular views over the surrounding countryside. Early viewing is highly recommended for this well presented home.

## Offers Over £110,000 - Freehold

- Three bedroom semi-detached house
- Open plan lounge/dining room
- Upstairs family bathroom
- Front garden with off road parking
- Rear garden with brick built storage shed
- EPC D/Council tax A





## DESCRIPTION

We are pleased to present to the market a THREE BEDROOM SEMI DETACHED house located in the area of Cymmer with spectacular views over the surrounding countryside. Close to local shops, Croeserw Primary School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this well presented home.

Property briefly consists of an open plan lounge/diner, kitchen, three bedrooms and family bathroom. Externally there is a front garden with off road parking and a rear garden with storage shed.

## ENTRANCE

Access via composite front door with decorative double glazed unit into entrance hall. Artex ceiling with coving. Papered walls with one part papered and part tiled wall. Tiled flooring. Radiator. Staircase to first floor accommodation with fitted carpet and spindle balustrade. Multi glazed panel doors leading off.

## LOUNGE/DINER (19' 0" x 11' 11") or (5.79m x 3.63m)

Artex ceiling with coving. Papered walls. Fitted carpet. Two radiators. PVCu double glazed window to front of property with fitted vertical blinds. Patio doors to rear garden with fitted vertical blinds.

## KITCHEN (12' 4" x 6' 7") or (3.76m x 2.01m)

Artex ceiling with coving. Emulsioned walls with tiled splash back areas. Tiled flooring. Radiator. Room is fitted with a range of wall and base units with complementary work surfaces. Four ring gas hob with built in electric oven and extractor hood. Single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Space for other appliances. Breakfast bar area. Door to under stair cupboard housing the gas and electric points. Louvre door to pantry with shelving. PVCu double glazed window and door to rear of property.

## LANDING

Papered ceiling with coving. Loft access hatch. Papered walls. Fitted carpet. Spindle balustrade. PVCu double glazed window to side of property. Doors leading off.

## BEDROOM 1 (13' 2" x 11' 5") or (4.01m x 3.48m)

Artex ceiling with coving. Emulsioned walls with one feature papered wall. Laminate flooring. Radiator. PVCu double glazed window to front of property with fitted vertical blinds boasting spectacular views over surrounding countryside.

## BEDROOM 2 (13' 2" x 9' 3") or (4.01m x 2.82m)

Artex ceiling with coving. Papered walls with feature wallpaper. Cupboard housing the combination boiler. Laminate flooring. Radiator. PVCu double glazed window to rear of property with fitted vertical blinds.

## BEDROOM 3 (8' 1" x 7' 8") or (2.46m x 2.34m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property boasting spectacular views over surrounding countryside.



## FAMILY BATHROOM

Papered ceiling. Fully tiled walls. Fitted carpet. Radiator. Room is fitted with a three piece suite in white comprising low level WC, hand basin set within vanity unit, panel bath with overhead electric shower. Two PVCu frosted double glazed windows one to front and one to side of property.

## OUTSIDE

Front garden is enclosed and bounded by hedgerow. Pedestrian gate with footpath leading to the front door. Laid to lawn. Double wrought iron gates leading to off road parking. Side access via a gate to rear garden. Rear garden is enclosed and bounded by wood panel fencing. Patio area ideal for garden furniture. Footpath. Laid to lawn. Large brick built storage shed.


## NOTE

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





# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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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