



Llewellyn Close, Port Talbot, Neath Port Talbot. SA13 2TY

£265,000



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We are pleased to present to the market this well presented three bedroom detached bungalow located in the heart of Taibach. Early viewing is highly recommended to appreciate this beautiful spacious family home.

**£265,000 - Freehold**

- Three bedroom detached bungalow
- Two reception rooms and conservatory
- Ample off road parking
- Front and rear garden with garage
- NO ONGOING CHAIN
- EPC D/Council tax E



## DESCRIPTION

We are pleased to present to the market this well presented three bedroom detached bungalow located in the heart of Taibach. Property benefits from access to local shops, Central Infants School, amenities and excellent transport links. Early viewing is highly recommended to appreciate this beautiful spacious family home.

The property briefly consists of a lounge, dining room, kitchen, conservatory, three bedrooms and family bathroom. Externally there are both front and rear gardens with ample off road parking and a garage.

## ENTRANCE

Access via part glazed PVCu front door with double glazed side panels into hallway. Tiled ceiling. Wallpapered walls with fitted wall lights. Fitted carpet. Radiator. Fitted wall mounted burglar alarm. Doors leading off.

## LOUNGE (14' 10" x 10' 11") or (4.52m x 3.33m)

Tiled ceiling. Emulsioned walls with two fitted wall lights. Fitted carpet. Radiator. Wall mounted feature electric fire. Front facing PVCu double glazed window with curtain pole.

## DINING ROOM (12' 11" x 10' 11") or (3.93m x 3.32m)

Tiled ceiling. Emulsioned walls. Fitted carpet. Radiator. Serving hatch into kitchen. Opening leading to:

## CONSERVATORY (9' 10" x 8' 2") or (3.0m x 2.50m)

Sloped poly carbonate roof. One emulsioned wall with fitted wall light. Wrap around floor to ceiling double glazed units with fitted vertical blinds. Radiator. Floor to ceiling rear facing PVCu double glazed sliding doors with fitted vertical blinds.

## KITCHEN (11' 5" x 7' 11") or (3.49m x 2.41m)

Tiled ceiling with track spotlight fitting. Wallpapered walls with ceramic tiles to splashback areas. Ceramic floor tiles. Room is fitted with a range of cream shaker style floor and wall cupboards with laminate worktops. White enamel one and a half sink and drainer with mixer tap. Stainless steel built in four ring gas hob with built in electric oven below and extractor hood above. Undercounter space for three appliances. Wall mounted gas fired combination boiler. Corner bench seat and dining table. Side facing PVCu double glazed door leading onto the driveway.

## BEDROOM 1 (13' 10" x 11' 1") or (4.21m x 3.39m)

Tiled ceiling. Emulsioned walls. Fitted carpet. Radiator. Room is fitted with a range of white melamine fitted wardrobes, dressing table, drawers and side tables. Rear facing PVCu window with fitted vertical blinds.

## BEDROOM 2 (11' 1" x 11' 3") or (3.39m x 3.42m)

Tiled ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in melamine range of bedroom furniture including wardrobes, drawers and bedside table. Front facing PVCu double glazed window.

## BEDROOM 3 (12' 9" x 7' 11") or (3.88m x 2.42m)

Tiled ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Room is fitted with a range of melamine furniture including treble door wardrobes, cupboard and chest of drawers. Front facing PVCu double glazed window.



## FAMILY BATHROOM (7' 8" x 6' 6") or (2.33m x 1.98m)

Tiled ceiling with inset spotlight. Floor to ceiling ceramic tiled walls. Ceramic floor tiles. Radiator. Built in Storage cupboard. Room is fitted with a three piece suite comprising WC, wash hand basin set within vanity unit, white panel bathtub with gold mixer tap and shower attachment. Rear facing PVCu frosted double glazed window with fitted roller blind.

## OUTSIDE

Front garden is bounded on three sides by brick wall with double wrought iron gates leading onto a tarmac driveway providing ample parking for several vehicles. Front garden is laid with grey slate. Rear garden bounded on two sides by brick wall and decorative block bricks. Low maintenance garden laid with stone pavers and graveled areas. Single block built garage with traditional up and over garage door and two side windows.


## 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](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>		75
(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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