

Payton
Jewell
Caines



1 Back Drive, Neath. SA10

£420,000

PJC PAYTON
JEWELL
CAINES

1 Back Drive, Neath. SA10

PJC are delighted to present to the market this IMMACULATE three bedroom DETACHED executive home situated in the the popular town of Skewen. Property is located close to local shops, schools, amenities and a short drive to Neath Port Talbot and Swansea City Centre. Early viewing is STRONGLY recommended to appreciate this beautiful family home.

£420,000 - Freehold

- Three bedroom executive family home
- Immaculately presented
- Two ensuite's and shower room
- Generous sized rear garden with spectacular views
- Ample off road parking and double integral garage
- Council Tax F/ EPC C



DESCRIPTION

PJC are delighted to present to the market this IMMACULATE three bedroom DETACHED executive home situated in the the popular town of Skewen. Property is located close to local shops, schools, amenities and a short drive to Neath Port Talbot and Swansea City Centre. Early viewing is STRONGLY recommended to appreciate this beautiful family home.

Accommodation briefly comprises to the ground floor entrance hall, shower room, spacious lounge, kitchen/diner, two bedrooms one with a dressing area and ensuite. First floor accommodation comprises spacious landing area, master bedroom with dressing room area and ensuite.

Externally you will find a spacious open plan driveway leading to the double integral garage and second drive leading up the side of the house to rear. Generous rear garden planted with a variety of shrubs and flowers, seating areas and summer house offering spectacular views of the surrounding countryside.

ENTRANCE

Accessed via oak effect PVCu double glazed front door into:

HALLWAY

Emulsioned ceiling with chrome inset spot lights. Emulsioned walls. Two Radiators. Wood effect laminate flooring. Staircase to first floor accommodation. Built in coat cupboard. Doors leading off.

DOWNSTAIRS SHOWER ROOM (7' 0" x 5' 8") or (2.14m x 1.73m)

Skimmed ceiling with chrome inset spotlights. Extractor fan. Half emulsioned half ceramic tiled walls. Ceramic floor tiles. Chrome wall mounted heated towel rail. Room is fitted with a three piece suite comprising w.c. wash hand basin with chrome hot and cold mixer tap set within white gloss vanity unit, double width shower with ceramic wall tiles, wall mounted electric shower, shower tray and glass sliding doors. Side facing frosted oak effect PVCu double glazed window.

LOUNGE (18' 4" x 11' 10") or (5.60m x 3.60m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Melamine hearth and fire surround with inset electric fire. Front facing oak effect PVCu double glazed window with fitted vertical blinds and curtain pole.

RECEPTION 2/BEDROOM 3 (13' 10" x 10' 4") or (4.21m x 3.16m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Rear facing oak effect PVCu double glazed window with fitted vertical blinds and curtain pole.

KITCHEN/DINER (18' 3" x 10' 4") or (5.55m x 3.15m)

Skimmed ceiling with chrome inset spotlights. Emulsioned walls. Radiator. Wood effect ceramic floor tiles. Front facing oak effect PVCu double glazed window with fitted vertical blinds. Kitchen is fitted with a range of cherry wood effect wall and base units with quartz fitted worktops. Stainless steel one and half inset sink with chrome hot and cold mixer tap. Integrated appliances: fridge/freezer and dish washer. Built in five ring gas hob with overhead stainless steel extractor hood. High level built in electric oven with separate grill. Doorway through into inner porch with stairs leading down to double integrated garage. Oak effect PVCu half glazed door to side of property.



BEDROOM 2 (16' 2" x 11' 10") or (4.93m x 3.60m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Rear facing oak effect PVCu double glazed window with curtain pole. Dressing area with wall mounted combination boiler. Door into ensuite.

EN SUITE (8' 3" x 6' 0") or (2.52m x 1.82m)

Skimmed ceiling with chrome inset spotlights. Extractor fan. Half emulsioned half ceramic wall tiles. Wood effect ceramic floor tiles. Room is fitted with a four piece suite comprising w.c. centre fill bathtub with chrome hot and cold mixer tap, wash hand basin with mixer tap and set within white gloss vanity unit, corner shower cubicle with mains fed rainfall head shower, ceramic wall tiles, shower tray and curved glass sliding doors. Chrome wall mounted heated towel rail. Rear facing frosted oak effect PVCu double glazed window.

LARGE LANDING (15' 7" x 12' 1") or (4.74m x 3.68m)

Accessed via solid oak dog leg staircase with vaulted skimmed ceiling. Inset chrome spot lights. Emulsioned walls. Two radiators. Fitted carpet. Front facing oak effect PVCu double glazed window with curtain pole. Two rear facing velux windows. Door into:

MASTER BEDROOM (21' 11" x 12' 0") or (6.67m x 3.67m)

Vaulted skimmed ceiling with inset chrome spotlights. Emulsioned walls. Two radiators. Fitted carpet. Front facing oak effect PVCu double glazed window with curtain pole and fitted roller blind. Side facing Oak effect PVCu double glazed window with fitted roller blind. Two side facing velux windows. Built in storage cupboard into the eaves. Doorway into walk-in dressing area leading to:

EN SUITE 2 (11' 1" x 8' 0") or (3.39m x 2.43m)

Skimmed ceiling with chrome inset spotlights. Extractor fan. Part emulsioned part ceramic wall tiles. Vinyl flooring Chrome wall mounted heated towel rail. Side facing velux window. Rear facing oak effect PVCu double glazed window with fitted roller blind. Room is fitted with a three piece suite comprising corner Jacuzzi style bathtub with chrome hot and cold mixer tap, wash hand basin set within cherry wood vanity units with granite black granite worktops and w.c.

FRONT GARDEN

The front is open plan comprising tarmac off road parking leading to double integral garage with stairs leading up to kitchen. Concrete driveway leading up the side of the property to a wooden farm style gate that opens up into rear garden. Steps up to front door. To the other side steps leading upto a wooden gate giving access to side access door and path leading round to rear garden.

REAR GARDEN

Rear garden is bounded on three sides by wood fence. Stoned paved sun terrace off the rear of the house with wooden sleeper steps leading up to further lawned areas. Beds planted with various shrubs and flowers. Wooden summer house to remain. Various seating areas offering spectacular far reaching views of the surrounding countryside.


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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	77	
(55-68) D		
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk