

Payton
Jewell
Caines



Twynpandy, Pontrhydyfen, Port Talbot,
Neath Port Talbot. SA12 9TW

£155,000

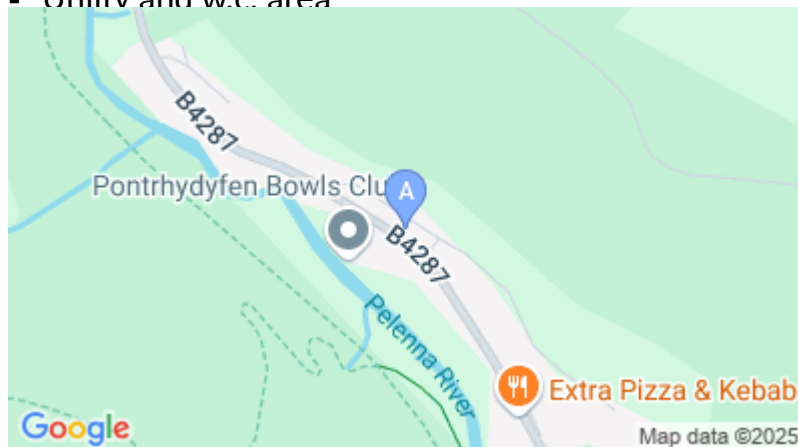
PJC PAYTON
JEWELL
CAINES

Twynpandy, Pontrhydyfen, Port Talbot, Neath Port Talbot. SA12 9TW

Nestled deep in the heart of the beautiful Afan Valley, approximately ten miles from Swansea and just four miles from Port Talbot, is the small picturesque village of Pontrhydyfen. The Colliers Arms is the local Public house/restaurant and good road access and bus stops to Port Talbot and Neath Town Centres with all their amenities and facilities. This two bed detached house is an Ideal purchase for a FIRST TIME BUYER, early viewing is highly recommended to see what this house has to offer. The property is LEASEHOLD. Date of lease 29-08-1902 the length is 999 years. No service charge has ever been requested.

£155,000 - Leasehold

- Two bedroom detached house
- Spacious lounge/diner
- Utility and w.c. area



DESCRIPTION

We are pleased to welcome to the market this two bed detached house situated in the village of Pontrhydyfen offering good size accommodation and benefiting from enclosed rear garden, space to rear offering off road parking for one car plus workshop/storage shed.

Accommodation briefly consists of porch, lounge/diner, reception 2/conservatory, kitchen, utility area and w.c. To the first floor there are two bedrooms and a spacious family bathroom.

Externally the gardens are elevated with a workshop/storage shed and off road parking to the rear.

ENTRANCE

Access via PVCu frosted glazed front door leading into:

PORCH

Skimmed ceiling. Emulsioned walls. Fitted carpet. Door leading into:

LOUNGE/DINER (22' 8" x 14' 6") or (6.91m x 4.41m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Two radiators. Fitted carpet. Staircase leading to first floor accommodation. Open plan area under staircase and storage cupboard. Built in bookcase with cupboards below. Wall mounted modern electric fire. Wooden framed double glazed patio doors to rear garden. Space for dining furniture. Door into:

RECEPTION 2/CONSERVATORY (14' 6" x 11' 8") or (4.43m x 3.56m)

*4.43m into the conservatory area.

Skimmed ceiling. Emulsioned walls. Radiator. Vinyl floor covering. Opening into conservatory area that has PVCu clad ceiling. Emulsioned half height walls. PVCu double glazed windows and door leading to rear garden. Door into:

KITCHEN (10' 4" x 9' 8") or (3.16m x 2.95m)

Skimmed ceiling. Track spotlight fitting. Emulsioned walls. Tiles to splash back areas. Side facing PVCu double glazed window. Tiled effect laminate flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Stainless one and a half sink and drainer with chrome hot and cold mixertap. Built in four ring gas hob with stainless steal extractor hood above. Built in electric oven with separate grill. Integrated fridge/freezer. Matching island with shelves. Cupboard housing the combination boiler. Door into:

UTILITY AREA (5' 6" x 4' 8") or (1.67m x 1.43m)

Skimmed ceiling. Emulsioned walls. Rear facing frosted PVCu double glazed window. Continuation of the kitchen flooring. Matching countertop to the kitchen with space below for washing machine. Opening into:

W.C. (3' 8" x 2' 8") or (1.13m x 0.82m)

Skimmed ceiling. Emulsioned walls. Rear facing frosted PVCu double glazed window. W.C. Continuation of flooring.



LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Side facing frosted PVCu double glazed window. Fitted carpet. All doors leading off.

FAMILY BATHROOM (12' 1" x 9' 7") or (3.68m x 2.91m)

Skimmed ceiling. Track spotlight fitting. Emulsioned walls. Side facing PVCu double glazed window with frosted effect vinyl covering. Radiator. Fitted carpet. W.C. and bath are on a raised platform with no-slip flooring. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps, wall mounted electric shower, tiled walls, shower curtain and rail. Three-door storage cupboards to remain.

BEDROOM 1 (12' 9" x 12' 4") or (3.88m x 3.76m)

*3.88m to the fitted wardrobes.

Skimmed ceiling. Emulsioned walls. Three front facing PVCu double glazed windows. Radiator. Fitted carpet. Built in three-door mirrored wardrobe.

BEDROOM 2 (9' 10" x 8' 11") or (3.00m x 2.72m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

OUTSIDE

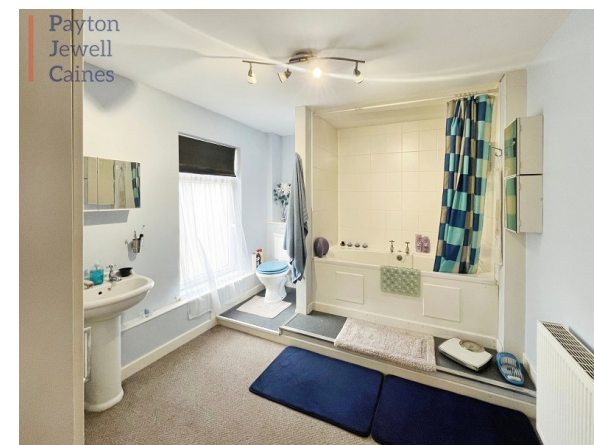
To the front the garden is over two tiers. Metal gate giving access to the steps leading up to the foot path that takes you to the side of the property and front door. Tier one is laid with chipping's and raised flower beds planted with shrubs. Second tier is the foot path leading to the front door and side of property.

To the rear you have a tiered garden bounded on two sides by wall and wooden fence to rear. Tier one is low maintenance and paved. Concrete steps up to tier two leading to wooden steps up to the decked area. Ideal area for garden furniture where you can relax and enjoy the views. From tier two there are more wooden steps taking you up to the workshop/storage shed that has power installed. Wooden gate giving access to the rear lane and hard standing allowing space for one vehicle to park.

NOTES


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

Date of lease 29-08-1902 the length is 999 years. Ground rent is £1.75 payable in quartley installments. No service charge has ever been requested.



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 | | 78 |
| (55-68) D | | |
| (39-54) E | 48 | |
| (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

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