

Payton  
Jewell  
Caines



Porth Y Gwyddel, Port Talbot. SA12 6EQ

£409,995





# Porth Y Gwyddel, Port Talbot. SA12 6EQ

We are pleased to present to the market this beautifully presented FOUR BEDROOM DETACHED HOUSE. The property is adjacent to Aberavon promenade and close proximity to local restaurants, Aberavon Celtic Leisure Centre, Tywyn Primary School and the sea front. Viewing is highly recommended.

£409,995 - Freehold

- Four bedroom detached house
- Two reception rooms
- Well presented throughout
- Ensuite
- Garage with off road ample parking
- Council Tax /EPC



## DESCRIPTION

We are pleased to present to the market this beautifully presented FOUR BEDROOM DETACHED HOUSE. The property is adjacent to Aberavon promenade and close proximity to local restaurants, Aberavon Celtic Leisure Centre, Tywyn Primary School and the sea front. Viewing is highly recommended.

This property comprises hallway, two reception rooms, modern kitchen diner, utility room, downstairs wc, master bedroom with en-suite, three spacious bedrooms and family bathroom.

Externally there is a generous sized enclosed rear garden and driveway with detached garage to the side of the property.

## ENTRANCE

Access via black composite part glazed door leading into:

## HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Grey wood effect vinyl flooring covering. Staircase leading to first floor accommodation. Doors leading off.

## RECEPTION 1 (13' 0" x 118' 1") or (3.97m x 36.00m)

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

## RECEPTION 2 (9' 11" x 9' 9") or (3.01m x 2.96m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Door to understair storage cupboard.

## KITCHEN/DINER (19' 8" x 9' 10") or (5.99m x 2.99m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. PVCu double glazed french doors leading to rear garden. Radiator. Continuation of wood effect vinyl floor covering. Kitchen is fitted with a range of light grey wall and base units with commentary work effect laminate work surfaces. Built in four ring gas hob with stainless steel extra hood above and built in oven below. Stainless steel one and a half sink and drainer. Space for upright fridge/freezer. Under counter space for one kitchen appliance. Ample space for dining furniture. Door into:

## UTILITY AREA (7' 5" x 4' 10") or (2.26m x 1.48m)

Skimmed ceiling. Emulsioned walls. Part frosted glazed composite door leading to rear garden. Radiator. Continuation of wood effect vinyl floor covering. Wood effect laminate worktop matching the kitchen. Under counter space for two kitchen appliances. Wall mounted combination boiler. Door into:

## DOWNSTAIRS W.C. (5' 10" x 4' 8") or (1.79m x 1.41m)

Skimmed ceiling. Emulsioned walls. Side facing frosted PVCu double glazed window. Radiator. Continuation of the wood effect vinyl flooring. Room is fitted with a two piece suite comprising low level w.c. and wall mounted wash hand basin with chrome hot and cold mixer tap. Tiles to splashback.





## LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Side facing PVCu double glazed window. Fitted carpet. Two built in storage cupboards. Doors leading.

## FAMILY BATHROOM (7' 3" x 5' 11") or (2.20m x 1.80m)

Skimmed ceiling. Part emulsioned part tiled walls. Front facing frosted PVCu double glazed window. Radiator. Grey wood effect vinyl floor covering. Bathroom is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin, panelled bath with wall mounted electric shower.

## BEDROOM 1 (11' 10" x 10' 11") or (3.61m x 3.34m)

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

## EN-SUITE (6' 7" x 6' 5") or (2.01m x 1.95m)

Skimmed ceiling. Part emulsioned part tiled walls. Rear facing frosted PVCu double glazed window. Radiator. Grey wood effect vinyl floor covering. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin, shower cubicle with wall mounted mains fed shower, tiled walls, white shower tray and glass sliding door.

## BEDROOM 2 (11' 1" x 8' 9") or (3.38m x 2.67m)

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

## BEDROOM 3 (9' 9" x 9' 3") or (2.96m x 2.82m)

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

## BEDROOM 4 (7' 10" x 6' 8") or (2.40m x 2.02m)

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

## OUTSIDE


The frontage is open plan with a tarmac driveway to the side giving access to the detached garage.

The rear is enclosed and bounded by three sides by wood fencing and part garage wall. Paved patio ideal for garden furniture. Garden is mainly laid to astro turf.

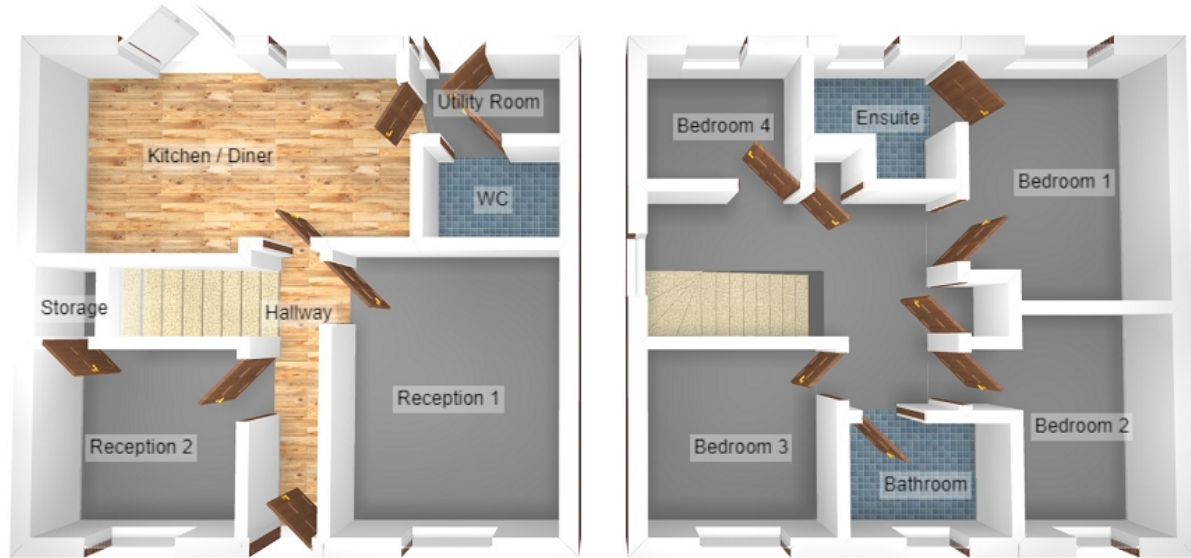


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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