



Sitwell Way, Little Warren, Port Talbot,
Neath Port Talbot. SA12 6BH

£400,000

PJC PAYTON
JEWELL
CAINES

Sitwell Way, Little Warren, Port Talbot, Neath Port Talbot. SA12 6BH

Located in the desirable area of Little Warren and within walking distance to Aberavon beach you will find this five bedroom extended house ideal for any GROWING FAMILIES. Early viewing is highly recommended to appreciate the potential of this family home.

£400,000 - Freehold

- Self-built four/five bedroom detached
- Three reception rooms
- Fitted kitchen/utility room
- Off road parking and detached garage
- Enclosed South facing rear garden
- EPC D/Council tax F



DESCRIPTION

Located in the desirable area of Little Warren you will find this five bedroom extended house ideal for any GROWING FAMILIES looking for a spacious family home. This property benefits from close access to local shops, Tywyn Primary School, amenities and transport links to Port Talbot town centre as well as being within walking distance to Aberavon Beach. Early viewing is highly recommended to appreciate the potential of this family home.

This property briefly consists of two/three reception rooms, kitchen, utility room, four/five bedrooms one with en-suite and family bathroom. Externally there is a front garden offering off road parking and to the rear there is a large garden with garage.

ENTRANCE HALL

Entrance via PVCu door. PVCu window to side. Coved ceiling with centre light. Staircase leading to first floor laid to carpet. Under stairs storage cupboard. Telephone point. Radiator. Tiled flooring. Double doors through to:

LOUNGE (19' 9" x 15' 11") or (6.01m x 4.86m)

Coved ceiling with inset spotlights. PVCu double glazed window to front. Feature gas fire with marble hearth and surround. Ample power points. Double radiator. Wooden flooring.

DOWNSTAIRS CLOAKROOM

Coved ceiling with centre light. Frosted glass PVCu double glazed window to side. Two piece suite comprising wall mounted wash hand basin and low level W.C. Tiled flooring.

UTILITY ROOM

Coved ceiling with centre light. Frosted glass PVCu window to side. Space for washing machine and tumble dryer. Space for fridge/freezer.

KITCHEN (13' 11" x 11' 10") or (4.25m x 3.60m)

Coved ceiling with centre light. PVCu double glazed window to side. Fitted with a range of wall and base units with laminate worktops over. Double eye level integrated electric oven. Four gas burner hob. Space for dishwasher. Inset sink and drainer with mixer tap. Breakfast bar. Double radiator. Tiled flooring.

REAR PORCH (8' 11" x 5' 5") or (2.71m x 1.65m)

Coved ceiling with centre light. Frosted glass PVCu door to side. Frosted glass PVCu window to side. Ample power points. Tiled effect vinyl flooring.

RECEPTION 2 (9' 11" x 9' 0") or (3.03m x 2.74m)

Coved ceiling with centre light. PVCu double glazed doors leading to rear garden. Television aerial point. Radiator. Laminate flooring.

RECEPTION 3/BEDROOM 5 (11' 11" x 10' 0") or (3.63m x 3.05m)

Currently utilised as a bedroom

Coved ceiling with centre light. Built-in wardrobes. Laminate flooring. Archway leading through to:



RECEPTION 4 (12' 6" x 9' 1") or (3.82m x 2.77m)

Inset spotlights to ceiling. PVCu double glazed window to side. Ample power points. Double radiator. Laminate flooring.

FIRST FLOOR LANDING

Coved ceiling with centre light. PVCu double glazed window to side. Built-in storage cupboard. Radiator. Continuation of fitted carpet.

BEDROOM 4 (13' 2" x 6' 2") or (4.01m x 1.87m)

Currently utilised as an office

Coved ceiling with centre light. PVCu double glazed window to front. Built-in wardrobes. Ample power points. Radiator. Fitted carpet.

BEDROOM 3 (11' 11" x 10' 4") or (3.64m x 3.16m)

Coved ceiling with centre light. PVCu double glazed window to rear. Built-in wardrobes. Ample power points. Double radiator. Fitted carpet.

BEDROOM 2 (15' 6" x 9' 11") or (4.72m x 3.03m)

Coved ceiling with centre light. Built-in wardrobes. Ample power points. Radiator. Fitted carpet. Door through to:

EN-SUITE CLOAKROOM

Coved ceiling with centre light. Two piece suite comprising vanity wash hand basin and low level W.C. Continuation of fitted carpet.

FAMILY BATHROOM (10' 9" x 8' 10") or (3.27m x 2.68m)

Coved ceiling with centre light. Frosted glass PVCu double glazed window to side. Four piece suite comprising sunken corner bath, double walk-in shower cubicle, pedestal wash hand basin and low level W.C. Tiled splashback to all appropriate areas. Fitted carpet.

MASTER BEDROOM (11' 9" x 9' 11") or (3.58m x 3.02m)

Centre ceiling light. PVCu double glazed window to front. Built-in wardrobes. Radiator. Fitted carpets.

OUTSIDE

Enclosed south-facing garden to rear with high level walls and fence panels surrounding. Mostly laid to lawn leading to patio area. Large garage/workshop located at the rear. Off road parking to side. Enclosed garden to the front with low level walls surrounding. Mature trees and shrubs. Double gates leading to driveway.

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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(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.



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