

Payton
Jewell
Caines



Morlais Road, Port Talbot, Neath Port
Talbot. SA13 2AS

£175,000



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We are pleased to present to the market this three bedroom semi detached house, within walking distance to the local school, shops, amenities and transport links. Would make an ideal family home. Early viewing comes highly recommended.

£175,000

- Three bedroom semi detached house
- Open plan kitchen/diner
- Conservatory
- Bathroom with separate W.C.
- No ongoing chain
- Council tax band B/EPC D



DESCRIPTION

We are pleased to present to the market this three bedroom semi detached house, within walking distance to the local school, shops, amenities and transport links. Would make an ideal family home. Early viewing comes highly recommended.

Accommodation briefly consist of porch, hall, reception room, open plan kitchen/diner and conservatory. To the first floor three bedrooms, bathroom and separate W.C.. To the outside Front garden with off road parking. To the rear enclosed garden.

PORCH

Access via part glazed PVCu front door. Stippled ceiling. Stippled walls. Front facing PVCu double glazed window. One side facing PVCu glazed unit. Radiator. Vinyl flooring. Door into:

HALLWAY

Skimmed ceiling. Papered walls. Radiator. Stairs to first floor with storage underneath. Fitted carpet. All doors leading off.

RECEPTION 1 (11' 5" x 9' 11") or (3.48m x 3.03m)

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

KITCHEN/DINER (20' 3" x 12' 8") or (6.18m x 3.87m)

Skimmed ceiling. Coving. Spotlights. Emulsioned walls. Rear and side facing PVCu double glazed windows. Part glazed PVCu back door. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Wall mounted boiler. Built in four ring ceramic hob with built in oven below. Stainless steel one and half sink and drainer. Under counter space for washing machine. Radiator. Space for fridge/freezer and tumble dryer. Fitted carpet to dining room. Vinyl floor covering to kitchen area. Rear facing PVCu double glazed sliding doors.

CONSERVATORY

Polycarbonate sloped roof. Part wood cladding part PVCu double glazed units. PVCu double glazed door leading to rear garden. Tiled flooring.

LANDING

Skimmed ceiling. Stippled walls. Side facing PVCu double glazed window. Fitted carpet. All doors leading off.

FAMILY BATHROOM (4' 1" x 3' 10") or (1.25m x 1.18m)

PVCu clad ceiling. Respatex to walls. Front facing frosted PVCu double glazed window. Room is fitted with three piece suite comprising panelled bath, pedestal wash hand basin and shower cubicle with electric wall mounted shower. Radiator. Tiled flooring.

SEPARATE WC (5' 5" x 3' 0") or (1.65m x 0.91m)

Skimmed ceiling. Skimmed walls. Side facing frosted PVCu glazed window. Low level W.C. Wood effect vinyl floor covering.

BEDROOM 1 (12' 9" x 11' 4") or (3.88m x 3.46m)

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



BEDROOM 2 (11' 5" x 10' 0") or (3.48m x 3.06m)

Papered ceiling. Coving. Papered walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (9' 5" x 8' 10") or (2.87m x 2.69m)

Skimmed ceiling. Loft access hatch. Coving. Papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

OUTSIDE


The front is bounded on two sides by wall and wood fence. Opening for off road parking. Steps leading down to foot path to wooden gate. Front is laid mainly to concrete.

The rear is bounded on three sides by wall and two sides by wood fence. Laid mainly to lawn. Raised flower beds. Paved area with path. Brick built storage shed.

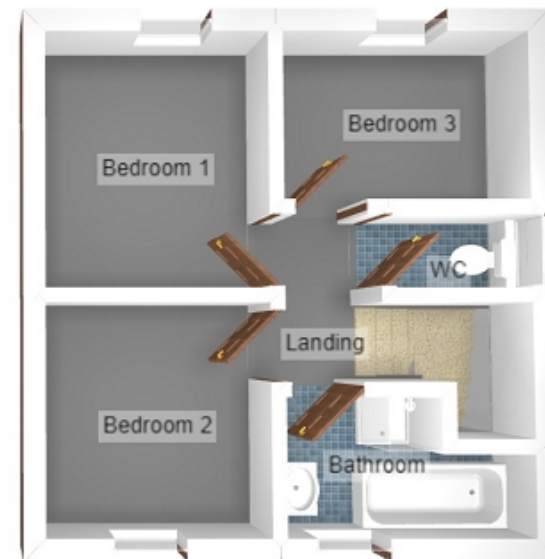


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(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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