

Payton  
Jewell  
Caines



Wildbrook, Port Talbot, Neath Port Talbot.  
SA13 2UN

£265,000

**PJC** PAYTON  
JEWELL  
CAINES

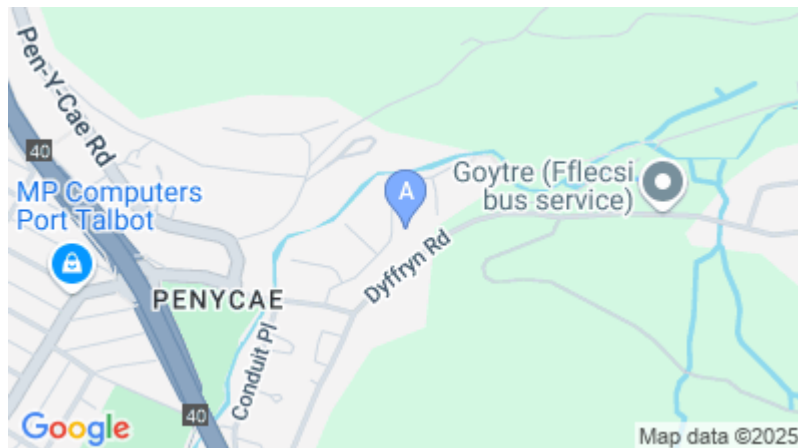


## Wildbrook, Port Talbot, Neath Port Talbot. SA13 2UN

We are delighted to present to the market this beautiful three bedroom traditional build semi detached house situated on the desirable Wildbrook development, close to the M4 corridor, local shops, amenities and local school. Property has been refurbished to a high standard and early viewing is strongly recommended. NO ONGOING CHAIN.

**£265,000 - Freehold**

- Three bedroom semi detached house
- Newly renovated throughout
- High spec kitchen/diner
- Downstairs W.C.
- No onward chain
- EPC rating /council tax band



## DESCRIPTION

We are delighted to present to the market this beautiful three bedroom traditional semi detached house situated on the desirable Wildbrook development close to the M4 corridor, local shops, amenities and local school. Property has been refurbished to a high standard and early viewing is strongly recommended.

Accommodation briefly consists of open plan lounge, kitchen/diner and downstairs toilet. To the first floor three bedrooms and family bathroom. To the external front with ample off road parking and rear gardens.

### OPEN PLAN LOUNGE (17' 8" x 12' 4") or (5.38m x 3.75m)

Access via part glazed PVCu door. Skimmed ceiling. Two pendant light fittings. Emulsioned walls. Ceramic floor tiles. Two front facing PVCu double glazed windows. Two radiators. Stone fire surround and marble hearth with inset electric fire. Under stair storage cupboard. Stairs leading to first floor. Opening into:

### KITCHEN/DINER (19' 4" x 17' 0") or (5.90m x 5.17m)

Skimmed ceiling. Two pendant lights. Inset spotlights. Emulsioned walls. Two radiators. Continuation of ceramic floor tiles. Black aluminium bi-fold doors with inset fitted blinds. The kitchen has been fitted with a range of grey gloss floor and wall cupboards. Complementary laminate work tops. One and half stainless sink and drainer. Side facing PVCu double glazed window. Built in high level electric oven. Built in four ring electric hob. Integrated fridge and freezer. Integrated slimline dishwasher. Space for under counter washing machine. Sliding door into:

### DOWNSTAIRS W.C. (6' 7" x 3' 11") or (2.0m x 1.20m)

Skimmed ceiling. Flush light fitting. Emulsioned walls. Continuation of ceramic floor tiles. Side facing opaque PVCu double glazed window. Room is fitted with low level w.c. and wash hand basin set within vanity unit. Space for tumble dryer.

### LANDING

Stippled ceiling. Loft access hatch. Pendant light. Coving. Emulsioned walls. Side facing PVCu double glazed window. Fitted carpet. All doors leading off.

### FAMILY BATHROOM (7' 5" x 6' 7") or (2.26m x 2.0m)

Skimmed ceiling. Flush light fitting. Ceramic wall tiles. Ceramic floor tiles. Chrome wall mounted heated towel rail. Two rear facing opaque PVCu double glazed windows. Room is fitted with three piece suite comprising w.c., wash hand basin with mixer tap set within vanity unit. P shaped bathtub with mixer tap and wall mounted chrome mains fed shower.

### BEDROOM 1 (12' 10" x 10' 4") or (3.90m x 3.16m)

Stippled ceiling. Coving. Pendant light fitting. Emulsioned walls. Fitted carpet. Front facing PVCu double glazed window. Radiator. Built in storage cupboard with shelving.

### BEDROOM 2 (11' 7" x 9' 3") or (3.52m x 2.82m)

Stippled ceiling. Coving. Pendant light fitting. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window. Radiator.





### BEDROOM 3 (9' 3" x 6' 6") or (2.83m x 1.97m)

Stippled ceiling. Coving. Pendant light fitting. Emulsioned walls. Fitted carpet. Front facing PVCu double glazed window. Radiator. Built in storage cupboard housing gas fired combination boiler.

### OUTSIDE

Open frontage with two side brick walls. Front has tarmac to provide off road parking for multiple cars. To the side is a wooden gate giving access to rear garden. The rear is enclosed and bounded by block and brick wall and wood fence. Stone paved patio and laid to lawn. Block built single garage with traditional up and over door.


### 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](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(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		
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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