

Payton  
Jewell  
Caines



Penycae Road, Port Talbot, Neath Port  
Talbot. SA13 2EL

£179,950



## Penycae Road, Port Talbot, Neath Port Talbot. SA13 2EL

Available for sale with NO ONGOING CHAIN this TRADITIONAL BUILD three bedroom semi detached home which is situated in a quiet location close to Port Talbot town. The property is in close proximity of the M4 corridor, local schools, local shops and amenities and offers beautiful views of the local town and the mountains. Viewing recommended.

£179,950

- Three bedroom semi detached house
- Two reception rooms
- Spacious accommodation
- Enclosed front and rear gardens
- NO ONGOING CHAIN
- Council Tax /EPC



## DESCRIPTION

Available for sale with NO ONGOING CHAIN this TRADITIONAL BUILD three bedroom semi detached home which is situated in a quiet location close to Port Talbot town. The property is in close proximity of the M4 corridor, local schools, local shops and amenities and offers beautiful views of the local town and the mountains. Viewing recommended.

Accommodation briefly consists of two reception rooms, fitted kitchen, family bathroom and three bedrooms.

Externally the gardens are enclosed and bounded and are in need of some attention.

Key features:

Close to the M4 corridor and Port Talbot Town.

Two double bedrooms.

No ongoing chain.

## ENTRANCE

Accessed via part glazed PVCu oak wood effect front door leading into:

## HALLWAY

Skimmed ceiling. Emulsioned walls. Front facing frosted PVCu double glazed unit. Radiator. Grey wood effect vinyl flooring. Staircase leading to first floor accommodation. Doors leading off.

## RECEPTION 1 (14' 11" x 11' 0") or (4.54m x 3.36m)

\*4.54 into the bay.

Stippled ceiling. Coved. Emulsioned walls. Dado rail. Rear facing oak effect PVCu double glazed window and patio doors set into the bay. Radiator. Continuation of the vinyl flooring.

## RECEPTION 2 (12' 7" x 12' 0") or (3.83m x 3.67m)

\*3.83 into the bay.

Stippled ceiling. Coved. Emulsioned walls. Dado rail. Front facing oak effect PVCu double glazed window set into the bay. Two radiators. Fitted carpet. Wood mantle and fire surround.

## KITCHEN (12' 8" x 7' 8") or (3.85m x 2.33m)

Skimmed ceiling. Emulsioned walls. Tiles to splashback areas. Rear facing oak effect PVCu double glazed window. Side facing PVCu frosted double glazed unit. Side facing oak effect PVCu part glazed door. Radiator. Wood effect vinyl flooring. Room is fitted with wall and base units with counter tops. Stainless steel sink and drainer. Built in four ring gas hob with stainless steel extractor hood above and oven below. Under counter space for kitchen appliance. Space for upright fridge/freezer. Understair storage cupboard housing the combination boiler.

## LANDING

Skimmed ceiling. Emulsioned walls. Side facing PVCu double glazed unit. Fitted carpet. All doors leading off.



## **FAMILY BATHROOM (8' 6" x 8' 0") or (2.59m x 2.43m)**

Skimmed ceiling. Emulsioned walls. Tiles to splash back areas. Two oak effect PVCu frosted double glazed windows one to side and the other to the rear. Radiator. Wood effect laminate flooring. Room is fitted with a four piece suite comprising low level w.c. pedestal wash hand basin, panelled bath with hot and cold taps, shower cubicle with wall mounted electric shower, tray and shower screen.

## **BEDROOM 1 (14' 1" x 10' 10") or (4.28m x 3.31m)**

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

## **BEDROOM 2 (12' 0" x 11' 1") or (3.67m x 3.37m)**

Skimmed ceiling. Emulsioned walls. Rear facing oak effect PVCu double glazed window. Radiator. Fitted carpet. Storage cupboard.

## **BEDROOM 3 (7' 11" x 7' 1") or (2.41m x 2.17m)**

Stippled ceiling. Loft access hatch. Emulsioned walls. Front facing oak effect PVCu double glazed window. Radiator. Fitted carpet.

## **OUTSIDE**

To the front the garden is and bounded on two sides by fence and hedgerow. Steps leading down to first tier that is laid to lawn. Further steps leading down to an astro turfed area. Small patio area. Wooden gate giving access to the side of the property and rear garden.

To the rear the garden is elevated and bounded on two sides by fence and part wall. Steps leading down to a garden that is in need of some work.

## **NOTE**

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



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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.



## Awaiting Floorplans

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