



Daffodil Close, Port Talbot, Neath Port  
Talbot. SA12 7AF

£175,000



## Daffodil Close, Port Talbot, Neath Port Talbot. SA12 7AF

Contemporary three bedroom mid terrace home located in Sandfields and comprising entrance hall, open plan lounge / diner, kitchen, utility, wetroom. Three bedrooms and shower room. Enclosed rear garden and generous driveway parking. IDEAL FIRST TIME PURCHASE.

£175,000

- 3 Bedroom mid terrace house
- Beautifully refurbished
- Wet room and shower room
- Enclosed rear garden with store
- Open plan lounge diner
- EPC - C. Council Tax - B





## DESCRIPTION

Contemporary three bedroom mid terrace home located in Sandfields and comprising entrance hall, open plan lounge / diner, kitchen, utility, wetroom. Three bedrooms and shower room. Enclosed rear garden and generous driveway parking. IDEAL FIRST TIME PURCHASE.

Positioned within a small cul-de-sac and close to Bae Baglan Comprehensive school and access to the M4.

### Key Features

FREEHOLD

Contemporary decor throughout

Extended to the rear

Downstairs wetroom and upstairs shower room

## HALLWAY

Access via PVCU front door with side frosted glazed panel into the entrance hallway with emulsioned ceiling, central light pendant, emulsioned walls, skirting and a laminate floor. Under stair storage and a vertical radiator. Square archway through into:

## L-SHAPED LOUNGE (21' 2" x 14' 3") or (6.45m x 4.35m)

With dual aspect natural light via PVCU double glazed window with a fitted Venetian blind to the front and PVC double glazed sliding patio doors leading out to the rear garden. Finished with emulsioned ceiling with two matching pendants. Emulsioned walls, skirting and a laminate floor. Two feature vertical modern radiators and a wall mounted modern electric fire. Large square archway leading through into:

## KITCHEN (11' 2" x 6' 7") or (3.40m x 2.0m)

Arch leading into the utility space. Finished with emulsioned ceiling and walls, a continuation of the laminate floor. Arranged of low-level and wall mounted units in Graphite grey, handle, free high gloss with a complementary rolltop work surface. Integrated induction hob with overhead extractor hood. Integrated waist height electric oven. under counter storage. Concertina door to additional store.

Through to the utility space with access to loft storage emulsioned ceiling and walls. Skirting. Laminate floor. Frosted glazed PVC door leading out to the rear garden with a side frosted glazed window. Inset one and a half basin sink with mixer tap and drainer. Under counter kitchen units below.

## SHOWER ROOM

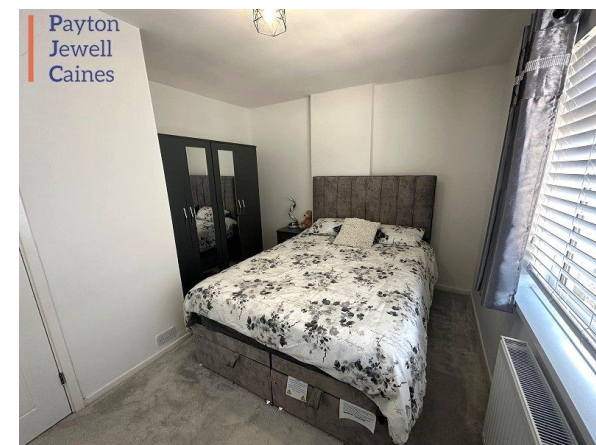
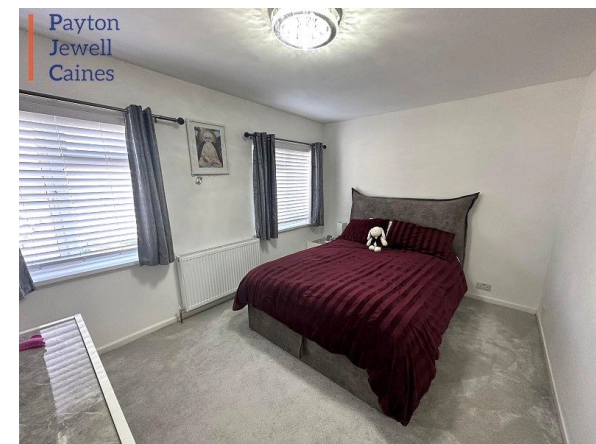
PVCu frosted glazed window to the side. Emulsioned ceiling with central light fitting. Emulsioned walls, skirting and an anti slip flooring. WC, wash hand basin and a walk-in shower housing a wall mounted electric shower. Plumbing for automatic washing machine.

## LANDING

To the first floor via stairs with fitted carpet and a wooden balustrade. Access to loft storage. Emulsioned walls, skirting. Fitted carpet. Fitted storage cupboard housing a wall mounted gas fired combination boiler.

## BEDROOM 1 (13' 1" x 10' 2") or (4.0m x 3.10m)

Overlooking the front via two PVCu double glazed windows both with fitted vertical blinds and finished with emulsioned ceiling and walls, skirting and fitted carpet. Fitted storage cupboard above the stairs



## **BEDROOM 2 (12' 0" x 11' 0") or (3.65m x 3.35m)**

Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling with central light fitting, emulsioned walls, skirting. Fitted carpet.

## **BEDROOM 3 (9' 4" x 7' 10") or (2.85m x 2.40m)**

Overlooking the rear garden via PVCu double glazed window with a fitted Venetian blind and finished with emulsioned ceiling with central light fitting, emulsioned walls and skirting. Fitted carpet.

## **SHOWER ROOM**

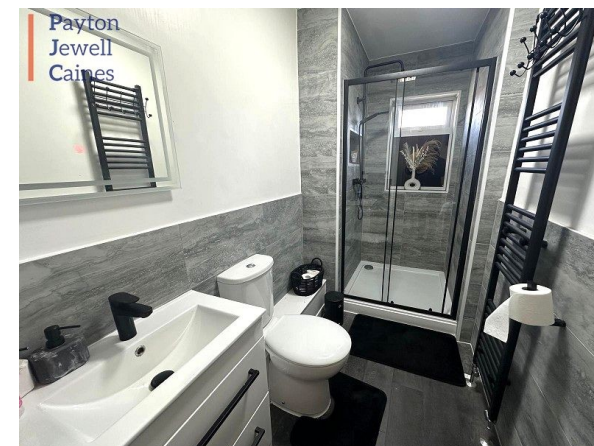
PVCu frosted glazed window to the front. Emulsioned ceiling with central light fitting. Half height emulsioned wall with ceramic tiles below and an LVT floor. Three-piece suite in white with W.C., wash hand basin with black fixtures and walk-in shower cubicle with sliding glazed door housing a plumbed shower with hand attachment and rainwater head and recessed feature shelving. Wall mounted heated black towel rail.

## **REAR GARDEN**


Enclosed rear garden laid to patio and lawn with rear brick built storage with window to the side and door to the front. Rear gated access to the front. Open aspect frontage with generous parking for up to 5 vehicles.

## **NOTE**

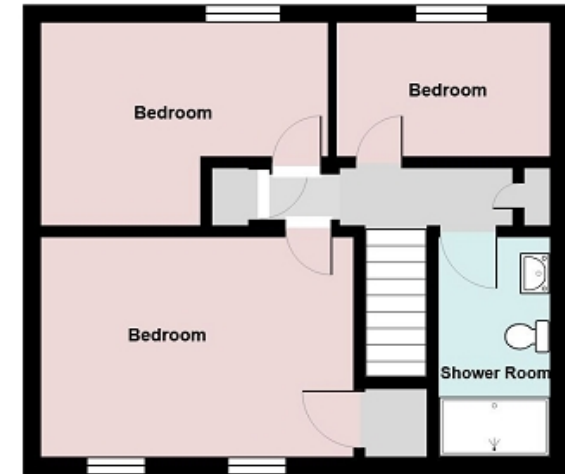
We have been informed that the property is held freehold however we have not inspected the title deeds.



# 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>	70	
(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.



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

01639 891268

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)