

Payton
Jewell
Caines



Dwyfor Road, Cymmer, Port Talbot, Neath
Port Talbot. SA13 3RF

£145,000

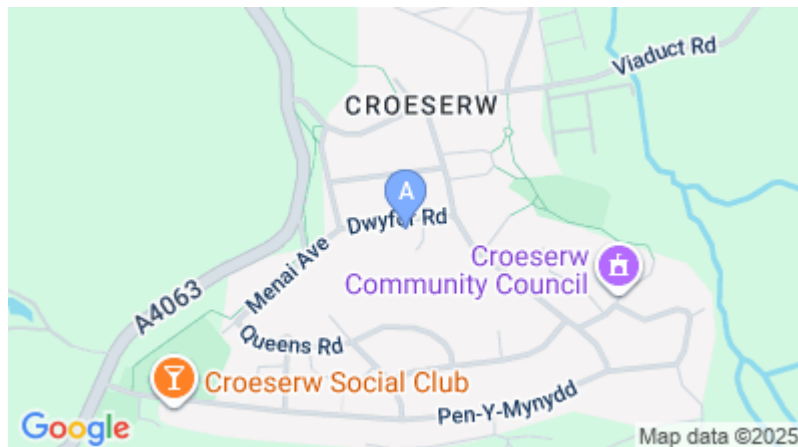
PJC PAYTON
JEWELL
CAINES

Dwyfor Road, Cymmer, Port Talbot, Neath Port Talbot. SA13 3RF

We are pleased to present this three bedroom DETACHED house comprising entrance hall, lounge, kitchen/diner, DOWNSTAIRS SHOWER ROOM, three bedrooms, family bathroom to the first floor, PRIVATE PARKING SPACE AND FURTHER OFF ROAD PARKING and enclosed REAR GARDEN. Sold with NO ONGOING CHAIN.

£145,000 - Freehold

- Three bedroom detached property
- Spacious kitchen/diner
- Upstairs family bathroom
- Off road parking
- Large front and rear gardens
- No ongoing chain/ EPC - C , Council tax band - A
- 88 square meters



DESCRIPTION

We are pleased to present to the market this three bedroom detached traditional build house located in the semi rural area of Cymmer with access to a local shop, good transport links to Port Talbot and Maesteg town centres. Sold with NO ONGOING CHAIN.

ENTRANCE

Via oak effect PVCu double glazed front door with frosted glazed side window into hallway finished with stippled ceiling, pendant light, papered walls, radiator and wood effect laminate flooring. Doors leading off.

LOUNGE (13' 8" x 11' 9") or (4.17m x 3.59m)

Stippled and coved ceiling, central ceiling fan light, emulsioned walls with feature papered chimney breast, rear facing oak effect PVCu double glazed window, curtain pole and curtains, radiator and wood effect laminate flooring. Wooden fire surround (not fitted).

KITCHEN/DINER (16' 10" x 10' 4") or (5.14m x 3.15m)

Stippled and coved ceiling, fitted fan light, fluorescent tube light, papered walls with ceramic tiles to splash back areas, Oak effect PVCu double glazed windows overlooking the front and rear with fitted vertical blinds and curtains, radiator and ceramic tiled flooring. PVCu part glazed oak effect door leading out to the rear garden. A range of wall and base units with complementary work surface. Stainless steel sink and drainer with chrome mixer tap. Under counter space for two appliances. Space for cooker and space for upright fridge/freezer. Opening into under stair storage space.

DOWNSTAIRS SHOWER ROOM (5' 9" x 5' 2") or (1.74m x 1.58m)

Stippled ceiling, flush light fitting, floor to ceiling ceramic tiled walls, radiator, side facing frosted oak effect PVCu double glazed window and wood effect laminate flooring. Three piece suite in white comprising WC, wall mounted wash hand basin with chrome taps, corner shower cubicle with electric Triton shower and screen doors.

FIRST FLOOR LANDING

Via stairs. Artexed ceiling, access to loft, pendant light, papered walls, radiator and oak effect PVCu double glazed window overlooking the rear of the property. Doors leading off.

BEDROOM 1 (13' 8" x 8' 7") or (4.16m x 2.61m)

Emulsioned and coved ceiling, pendant light, emulsioned walls with one feature papered wall. Front facing oak effect PVCu double glazed window with fitted vertical blinds and radiator below. Fitted carpet.

BEDROOM 2 (10' 5" x 10' 6") or (3.17m x 3.20m)

Emulsioned ceiling, pendant light, emulsioned walls with two feature papered walls. Front facing oak effect PVCu double glazed window with fitted vertical blinds and radiator below. Fitted carpet. Opening for fitted wardrobe.

BEDROOM 3 (10' 4" x 8' 0") or (3.14m x 2.44m)

Emulsioned ceiling, pendant light, papered walls, built in storage cupboard with wooden shelves and wall mounted gas fired combination boiler. Front facing oak effect PVCu double glazed window, curtains and radiator below. Fitted carpet.



FAMILY BATHROOM (7' 3" x 6' 1") or (2.22m x 1.86m)

Painted wooden ceiling, flush light fitting, emulsioned walls with ceramic tiles to splash back areas. Rear facing frosted oak effect PVCu double glazed window with fitted roller blind. Radiator and vinyl flooring. Three piece suite in white comprising WC, pedestal wash hand basin with chrome taps and bath with chrome taps.

OUTSIDE

Enclosed rear garden bounded by wood and metal fencing, decked area, stone paved terrace, central pathway leading to a PVCu greenhouse, two wooden sheds and stone built storage shed. Several borders planted with mature shrubs and plants.

The front of the property is bounded by block wall and wooden fence with double metal gates leading on to a stone paved driveway providing off road parking. Further area of stone paving with central path leading to the front door.

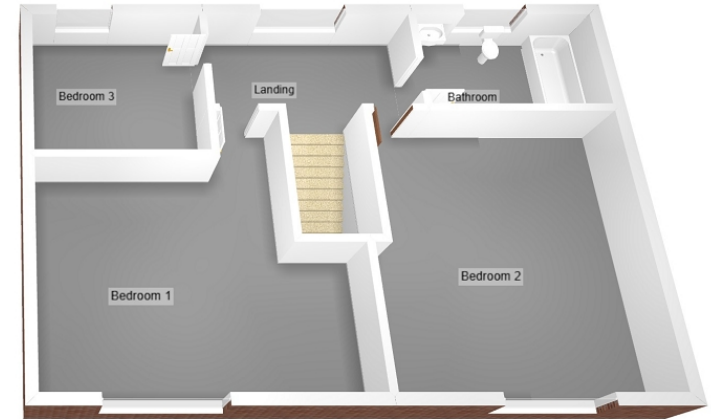
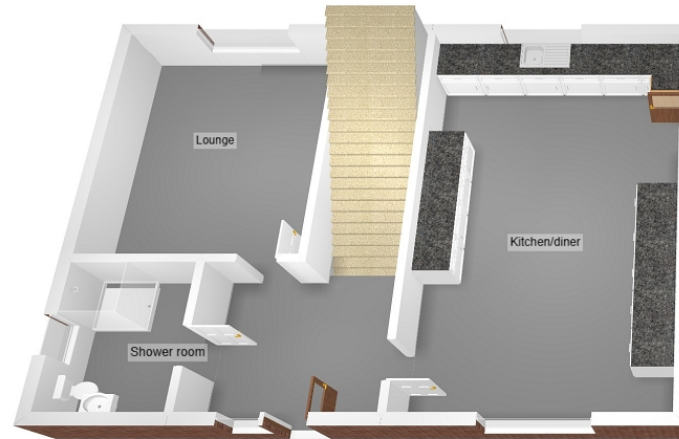


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(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.



www.pjchomes.co.uk

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