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Caines



Mill Race, Neath Abbey, Neath, Neath Port  
Talbot. SA10 7FL

£325,000

**PJC** PAYTON  
JEWELL  
CAINES



# Mill Race, Neath Abbey, Neath, Neath Port Talbot. SA10 7FL

We are delighted to offer for sale this spacious FOUR BEDROOM DETACHED family home situated within the sought after location on Neath Abbey. The property benefits from an open plan kitchen/diner with separate lounge, master EN SUITE, enclosed rear garden and DRIVEWAY PARKING. Internal viewing is highly recommended to fully appreciate all this BEAUTIFUL HOME has to offer.

£325,000 - Freehold

- Four bedroom detached house
- Master bedroom with en suite
- Open plan kitchen/diner
- Newly fitted kitchen
- Downstairs w.c.
- Sought after cul-de-sac location
- FPC - / Council tax -





## DESCRIPTION

We are pleased to present for sale this beautifully presented four bedroom detached family home. The property benefits from an open plan kitchen/diner with separate lounge, en suite to the master bedroom and spacious accommodation throughout. Set within a desirable location within close proximity to Neath town centre with all its amenities and transport hub as well as primary and secondary schools. Internal viewing is highly recommended.

The accommodation briefly comprises to the ground floor entrance hall, downstairs w.c. lounge, kitchen/diner, internal door to the garage with utility space. To the first floor are four bedrooms with en suite to the master and family bathroom. Externally to the rear is a larger than average enclosed garden laid partially to decking and lawn. The front of the property is open plan with ample off road parking.

## ENTRANCE

Via composite door with frosted glass panels to the entrance hall.

## ENTRANCE HALL

Skimmed and emulsioned ceiling with ceiling light, smoke detector and coving. Skimmed and emulsioned walls, radiator and fitted carpet. Stairs leading to the first floor, door through to the integral garage and door leading to the downstairs w.c.

## DOWNSTAIRS W.C. (6' 5" x 5' 4") or (1.96m x 1.62m)

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, vinyl flooring in tile effect and PVCu frosted double glazed window to the side of the property. Two piece suite in white comprising low level w.c. and pedestal wash hand basin with chrome taps and tiled splash back in stone effect.

## LOUNGE (17' 6" x 10' 6") or (5.33m x 3.20m)

Skimmed and emulsioned ceiling with ceiling light and coving. Skimmed and emulsioned walls, radiator, PVCu double glazed box bay window overlooking the front of the property with fitted vertical blinds and fitted carpet.

## KITCHEN/DINER (23' 6" x 12' 0") or (7.17m x 3.67m)

Skimmed and emulsioned ceiling with inset spot lights to the kitchen area and pendant light to the dining area. Plenty of natural light via two sets of PVCu double glazed windows overlooking the rear of the property and PVCu double glazed French doors leading off the dining area onto the decking to the rear garden. Radiator to the dining area and vertical radiator to the kitchen.

The kitchen comprises a range of wall and base units in shaker style with coordinating laminate work surfaces and tiling to the splash back areas. Integrated appliances include a double oven, fridge/freezer, dishwasher, electric induction hob with Cookology extractor fan and breakfast bar with space for stools. Vinyl flooring in stone tile effect with fitted carpet to the dining area. PVCu door with frosted glass panel leading to the side of the property.

## LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Skimmed and emulsioned ceiling with ceiling light, smoke detector and loft access. Skimmed and emulsioned walls, radiator, small PVCu double glazed window overlooking the side of the property and fitted carpet. Built in airing cupboard housing the gas fired combination boiler. Doors leading off.



## **BEDROOM 1 (12' 9" x 12' 7") or (3.88m x 3.83m)**

Measurements narrow to 2.78m. Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls and radiator. Two sets of PVCu double glazed windows overlooking the rear of the property with countryside views and fitted carpet. Door leading to the en suite shower room.

## **EN-SUITE SHOWER ROOM (7' 4" max x 5' 9") or (2.23m max x 1.74m)**

Skimmed and emulsioned ceiling with inset spot lights and extractor fan, skimmed and emulsioned walls with tiling to the splash back areas. PVCu frosted double glazed window overlooking the rear of the property, vinyl flooring and radiator. Three piece suite comprising low level w.c. pedestal wash hand basin and shower cubicle with overhead shower and respertex panelling.

## **BEDROOM 2 (12' 3" x 11' 8") or (3.73m x 3.55m)**

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

## **BEDROOM 3 (11' 7" x 10' 3") or (3.53m x 3.13m)**

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls with one feature papered wall, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

## **BEDROOM 4 (10' 6" x 6' 5") or (3.20m x 1.96m)**

Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

## **FAMILY BATHROOM (7' 3" x 5' 6") or (2.20m x 1.68m)**

Skimmed and emulsioned ceiling with inset spot lights and extractor fan, skimmed and emulsioned walls with tiling to the splash back areas, radiator, vinyl flooring and PVCu frosted double glazed window to the side of the property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath with shower fitting.

## **GARAGE**

Integral door from the entrance hall, partitioned with utility space with power and lighting, wall units, plumbing for automatic washing machine and space for tumble dryer and vinyl flooring. Door leading through to a storage area.

## **OUTSIDE**


Enclosed rear garden with area laid to decking with inset spot lights, bound by wooden balustrade ideal for garden furniture. Access to water tap. The remainder of the garden is laid to lawn with further area laid to decking and stone chipping's.

The front of the property is open plan with driveway for off road parking and areas laid to lawn with pathway leading to the front door.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



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

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