



Bwlch Crescent, Neath, Neath Port Talbot.
SA11 3RY

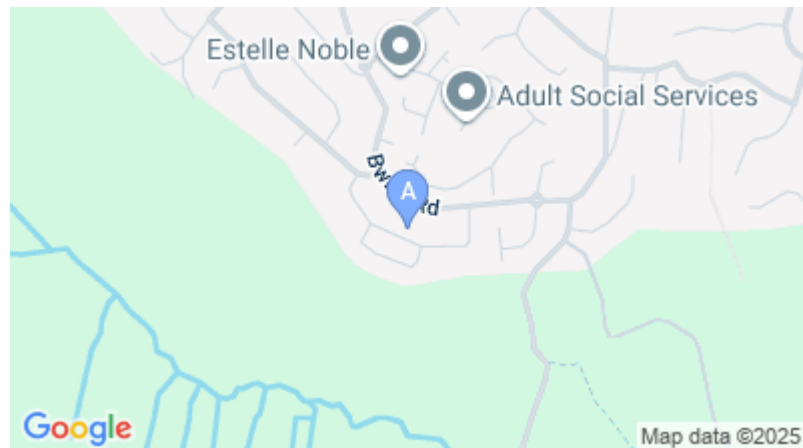
£115,000

Bwlch Crescent, Neath, Neath Port Talbot. SA11 3RY

We are pleased to offer for sale this two bedroom semi detached house situated within the popular area of Cimla which is within easy access to Neath town centre as well as Infant and Comprehensive schools. Ideal first time purchase.

£115,000 - Freehold

- Two bedroom semi detached house
- Generous sized lounge/diner
- First floor bathroom
- Spacious enclosed garden
- Beautiful countryside views
- Ideal first time purchase, EPC -C / Council tax -



DESCRIPTION

We are delighted to present to the market this two bedroom semi detached house situated within the popular residential area of Cimla. The property benefits from a bathroom to the first floor, generous sized lounge/dining room and a good sized rear garden laid to lawn with beautiful views. The accommodation briefly comprises to the ground floor entrance hall, kitchen, lounge/dining room, to the first floor are two double bedrooms and family bathroom. Externally are good sized gardens to the front and rear laid to lawn.

ENTRANCE

Via composite door with frosted glass panel and coordinating side panel through to the entrance hall.

ENTRANCE HALL

Papered ceiling with ceiling light and smoke detector, papered walls, radiator, laminate flooring and staircase to the first floor.

KITCHEN (9' 4" x 7' 5") or (2.84m x 2.25m)

Emulsioned ceiling with ceiling light and smoke detector, part papered / part tiled walls to splash back areas, PVCu double glazed window overlooking the rear garden with spectacular mountain views and PVCu door with frosted glass panel leading to the rear. The kitchen comprises a range of wall and base units in shaker style cream with coordinating work surfaces, stainless steel inset sink with drainer and mixer tap. Space and plumbing for automatic washing machine, space for fridge/freezer, space for gas cooker and non slip flooring. Doorway through to the lounge/diner.

LOUNGE/DINER (19' 4" x 9' 5") or (5.90m x 2.87m)

Measurements widen to 3.40m. Emulsioned ceiling with two sets of ceiling lights and coving, papered walls, radiator and laminate flooring. Dual aspect PVCu double glazed window overlooking the front and PVCu French doors leading to the rear garden with beautiful countryside views. The focal point of the room is the fireplace with laminate mantle, hearth and surround.

LANDING

Via stairs with fitted carpet. Papered ceiling with ceiling light, smoke detector, loft access and fitted carpet. Doors leading off.

BEDROOM 1 (14' 1" x 8' 11") or (4.29m x 2.73m)

Artexed ceiling with ceiling light and coving, emulsioned walls, radiator, fitted carpet, dual aspect PVCu double glazed windows overlooking the front of the property and over stairs storage cupboard.

BEDROOM 2 (10' 1" x 9' 11") or (3.08m x 3.01m)

Emulsioned ceiling with ceiling light and coving, emulsioned walls, radiator and PVCu double glazed window overlooking the rear. Built in storage housing the gas fired combination boiler.

BATHROOM (7' 1" x 6' 0") or (2.15m x 1.84m)

Emulsioned ceiling with ceiling light, part emulsioned / part panelled respertex walls, non slip flooring and PVCu frosted double glazed window to the rear of the property. Three piece suite comprising low level w.c. pedestal wash hand basin and panelled bath with overhead electric shower.



OUTSIDE

Good sized rear garden laid mainly to lawn with beautiful countryside views, access to water tap and storage shed.

To the front the property is laid to lawn with pathway leading to the front door and mature shrubs and plants.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	76
(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.



GROUND FLOOR



FIRST FLOOR

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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