

Payton  
Jewell  
Caines



3 Parc Pen Y Bryn, Goytre – SA13 2XZ  
Port Talbot

£250,000



## 3 Parc Pen Y Bryn

Goytre, Port Talbot

Three bedroom modern style detached house set in a cul-de-sac location in the village of Goytre comprising entrance hall, dual aspect lounge, kitchen with appliances, utility room, three bedrooms with en-suite to bedroom one, family bathroom, garage with up and over door, off road parking, front and rear gardens with attractive views . No onward chain. Viewing comes highly recommended.

- Three bedroom detached house
- No onward chain
- Attractive views
- En-suite to bedroom 1
- Utility
- Off road parking/ garage





### Entrance

PVCu double glazed window overlooking the front of the property. Stairs leading to first floor, radiator, storage cupboard, emulsioned walls and fitted carpet.

### Lounge

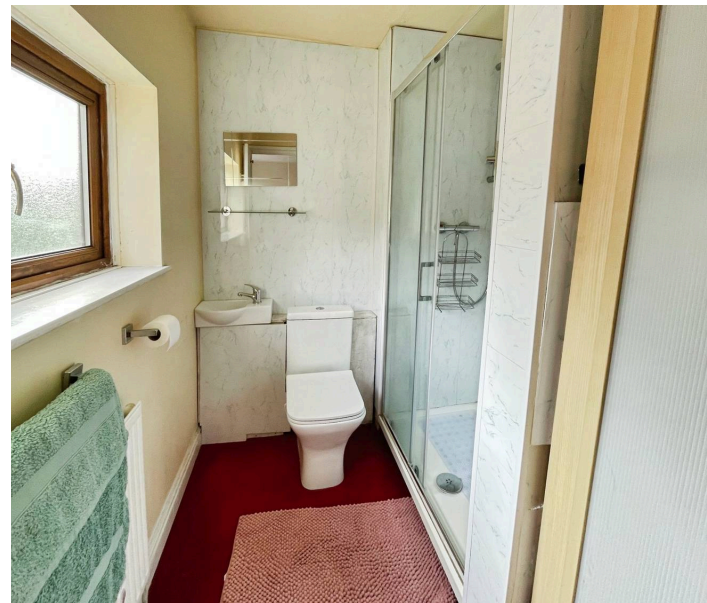
3.20m x 7.40m (10' 6" x 24' 3") Coved ceiling, papered walls, PVCu double glazed patio door overlooking the front of the property, two radiators, solid fuel burner, two wall lights and fitted carpet. Door leading in to the kitchen.

### Kitchen

2.70m x 3.91m (8' 10" x 12' 10") PVCu double glazed window overlooking the rear, emulsioned walls with tiling to splash back areas, under stair storage cupboard and laminate flooring. A range of wall and base units with complementary roll edge work surfaces. Stainless steel one and a half bowl sink with mixer tap. Integrated gas hob and electric oven. Door leading to utility.

### Utility

2.63m x 2.70m (8' 8" x 8' 10") Access to loft, papered walls with tiling to splash back areas, radiator, PVCu double glazed window and door leading to the rear of the property and laminate flooring. Roll edge work surfaces and breakfast bar. Wall mounted boiler. Plumbing for automatic washing machine.



**First Floor Landing**

Via stairs. Access to loft, emulsioned walls, airing cupboard and fitted carpet.

**Bedroom 1**

3.52m x 3.91m (11' 7" x 12' 10") PVCu double glazed window overlooking the front of the property, radiator, emulsioned walls and fitted carpet. Door to en-suite.

**En-Suite**

1.70m x 2.38m (5' 7" x 7' 10") Respatex walls, radiator, PVCu double glazed opaque window overlooking the front of the property. Three piece suite comprising wash hand basin, low level WC and double shower cubicle.

**Bedroom 2**

2.38m x 3.50m (7' 10" x 11' 6") PVCu double glazed window overlooking the rear of the property with attractive views, radiator, emulsioned walls and fitted carpet.

**Bedroom 3**

2.10m x 2.68m (6' 11" x 8' 10") PVCu double glazed window overlooking the rear of the property, radiator, emulsioned walls with one feature papered wall and fitted carpet. Storage cupboard.

**Bathroom**

1.43m x 2.50m (4' 8" x 8' 2") PVCu opaque double glazed window overlooking the side of the property, radiator, emulsioned walls with half height ceramic tiling and fitted carpet. Three piece suite comprising low level WC, wash hand basin with mixer tap and panelled bath.

**Garage**

Having an up and over door, power points and lighting.







## Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.