



Goytre Road, Goytre, Port Talbot, Neath  
Port Talbot. SA13 2YN

£130,000

**PJC** PAYTON  
JEWELL  
CAINES

## Goytre Road, Goytre, Port Talbot, Neath Port Talbot. SA13 2YN

Situated within the semi- rural village of Goytre, this traditional semi detached house offers well proportioned accommodation throughout. The property is within easy access to all amenities and transport links and is offered for sale with no ongoing chain.

£130,000 - Freehold

- No ongoing chain
- Spectacular country views
- Enclosed rear garden
- Built in storage to two bedrooms
- Family bathroom to first floor



## OVERVIEW

Offered with no ongoing chain this three bedroom semi detached house boasting stunning mountain views would make an ideal family home or first time purchase .

Accommodation briefly comprises to the ground floor entrance hall, two reception rooms, kitchen and lean to giving access to rear garden. To the first floor there are two double bedrooms both having built in storage, one single bedroom and a family bathroom.

Externally there is an enclosed rear garden that is spread over two gradual tiers and offers extensive mountain views.

## ENTRANCE HALL EXTENSION

Enter via PVCu frosted glass panel door. Skimmed ceiling. Centre ceiling light. Smoke detector. Coving. Skimmed walls. Radiator. Electric box. Stair case leading to first floor. Under stair storage. Laminate flooring in medium wood effect. Door door ways one through to first reception room and one through to the second.

## RECEPTION 1 (13' 3" x 9' 11") or (4.04m x 3.03m)

Measurements taken into the alcove. Skimmed ceiling with centre light. Coving. PVCu double glazed box bay window overlooking the front of the property with extensive views over the mountain. Papered walls with picture rail. Radiator. Chimney breast with feature wall paper and alcoves either side. Feature fire place which has space for an electric fire with terracotta tiled hearth and decorative back and surround with mantle. Fitted carpet.

## RECEPTION 2 (13' 3" x 12' 3") or (4.03m x 3.74m)

Measurements taken into the alcove. Centre ceiling light. Coving. Papered walls. Chimney breast with feature wall paper and alcoves either side. PVCu double glazed french doors onto the rear garden. radiator. Laminate flooring in light wood effect. Opening through to:

## KITCHEN (10' 1" x 6' 11") or (3.07m x 2.10m)

Centre spot lights. Coving. Walls are partially skimmed and partially tiled to splash back. PVCu double glazed window overlooking the rear garden with extensive views over the mountain. Kitchen comprises of range of wall and base units in high gloss cream with coordinating worktops. Space for low level fridge. Plumbing for automatic washing machine. Space for electric oven and hob. Inset sink with drainer and mixer tap. Ceramic tile flooring. Door way through to:

## LEAN-TO

Centre strip light. Walls are partially skimmed and partially tiled. PVCu double glazed door with frosted glass panel that leads to the rear garden. PVCu door that leads to the front. Space for free standing fridge freezer.

## STAIRS AND LANDING

Stair case leading to the first floor with fitted carpet and balustrade. Spacious landing area with skimmed ceiling with centre light and smoke detector. Coving. Papered walls. PVCu double glazed window overlooking the side. Fitted carpet. All doors leading off:



## MASTER BEDROOM (11' 4" x 9' 9") or (3.46m x 2.97m)

Skimmed ceiling with centre light. Papered walls with picture rail. Chimney breast with alcoves either side which have fitted storage. PVCu double glazed window overlooking the rear garden with superb views over the mountain. Radiator. Fitted carpet.

## BEDROOM 2 (11' 11" x 9' 9") or (3.64m x 2.97m)

Skimmed ceiling with centre light. Papered walls with picture rail. Chimney breast with alcoves either side with fitted storage. Shelving to chimney breast. Radiator. PVCu double glazed window overlooking the front of the property with beautiful views. Fitted carpet.

## BEDROOM 3 (8' 6" x 8' 11") or (2.58m x 2.73m)

Skimmed ceiling with centre light and access to the loft. Papered walls with picture rail. PVCu double glaze window overlooking the front. Radiator. Over stair storage. Fitted carpet.

## FAMILY BATHROOM (8' 5" x 5' 10") or (2.56m x 1.77m)

Two ceiling lights. Coving. Ceramic tiled walls. Two PVCu double glazed frosted glass windows. Bathroom suite comprising low level w.c pedestal wash hand basin and panel side bath with overhead electric overhead shower. Shower rail with curtain. Radiator. Vinyl flooring.


## OUTSIDE

There is an enclosed rear garden backing on to the mountain behind with outhouse consisting of a low level w.c. with ceramic tiles to the walls and to the floor. Outside water tap. There are gradual steps leading up to the second tier of the garden. The second tier is all low maintenance laid to patio with areas for planting and fish pond. The next tier is mainly laid to lawn with decorative border for planting. Wooden storage shed. Vegetable patch. Green house. Unspoiled mountain views from the rear garden.

To the front of the property steps leading to the front door. Front garden partially laid to patio partially laid to concrete with mature shrub beds.



# EPC

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



## Awaiting Floorplans

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