



Dyffryn Road, Port Talbot, Neath Port Talbot. SA13 2UH

£355,000





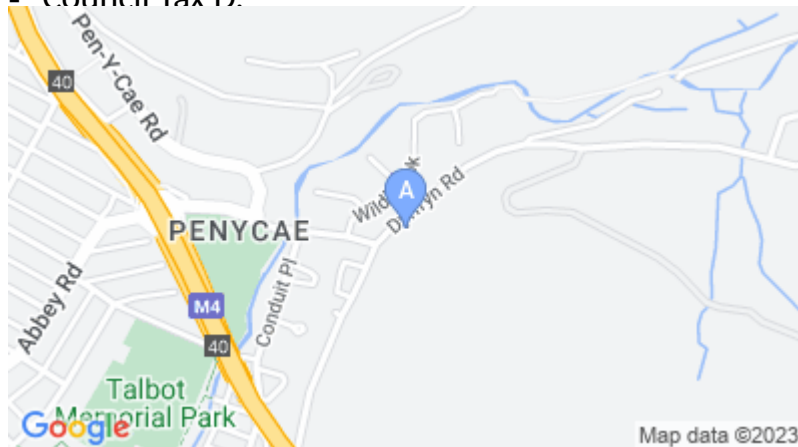
## Dyffryn Road, Port Talbot, Neath Port Talbot. SA13 2UH

We are delighted to offer for sale this self contained equestrian unit, including a spacious well presented four bedroom semi detached house. The working stable block and approximately 3.75 acres of grazing land are in an elevated position and located within EASY ACCESS of Port Talbot town centre, local schools and the M4.

VIEWING IS HIGHLY RECOMMENDED.

£355,000 - Freehold

- Equestrian facility / four bedroom semi detached house
- Three reception rooms.
- Conservatory.
- Detached garage.
- Working stables and 3.75 acres of land.
- Council Tax D.





## DESCRIPTION

Introducing this beautiful self contained equestrian unit, including a well presented four bedroom semi detached house. The property comprises four bedrooms, an open plan kitchen, reception rooms, large conservatory and a family bathroom. The property benefits from a working stables alongside approximately 3.75 acres of grazing land. Located within easy access of Port Talbot town centre, local schools and the M4 motorway.

Viewing is highly recommended.

## DESCRIPTION

**EQUESTRIAN FACILITIES.** We are pleased to offer to the market this four bedroom semi detached property located in the Port Talbot area. The property benefits from having approximately 3.75 acres of mountain side grazing land including working stables and yard, large detached garage with sun terrace above.

Accommodation briefly comprises three reception rooms, kitchen/dining area, conservatory, four bedroom and family bathroom.

The property benefits from spectacular mountainside views, working stables and two fields with water supply.

## ENTRANCE

Accessed via oak effect leaded glass PVCu front door with side panel leading into the hallway.

## HALLWAY

Artex ceiling with centre light fitting, coving, artex walls, fitted carpet, two radiators, stairs to first floor accommodation and doors leading off.

## LOUNGE (14' 4" x 12' 5") or (4.38m x 3.78m)

Emulsioned skimmed ceiling with centre light fitting, coving, emulsioned skimmed walls, fitted carpet, radiator and front facing PVCu double glazed window with metal curtain pole. The room has a tiled hearth and open fireplace with chimney. Opening leading into dining area.

## DINING AREA (12' 5" x 8' 10") or (3.78m x 2.69m)

Emulsioned skimmed ceiling with centre light fitting, coving, emulsioned skimmed walls, fitted carpet, radiator and glass side panels with opening stepping up into what is currently being used as a playroom.

## PLAY ROOM (11' 8" x 6' 10") or (3.55m x 2.08m)

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls with two wall light, radiator, fitted carpet and side facing PVCu double glazed window with roller blind.



## **KITCHEN (19' 8" x 8' 11") or (6.0m x 2.71m)**

Emulsioned skimmed ceiling with two centre lights one with ceiling fan, emulsioned skimmed walls, two sets of radiators, ceramic tiled floor and rear facing PVCu double glazed window, front facing PVCu double glazed window and front facing frosted PVCu door leading out to the sun terrace. Kitchen has been fitted with a range of maple wood effect floor and wall units with complimentary laminate work tops. Stainless steel one and a half sink and drainer with chrome hot and cold mixer tap, tiles to splash back areas, plinth lighting and under cupboard lighting. Built in electric oven with ceramic hob and over head extractor hood and light, under counter space for three appliances and integrated fridge/freezer. Area for dining table and chairs. Cupboard housing the combination boiler and built in under stairs cupboard for storage. Opening leading into conservatory.

## **CONSERVATORY (15' 5" x 8' 4") or (4.69m x 2.55m)**

Poly carbonate roof, ceramic floor tiles, radiator and half wall with PVCu window units with french doors leading out onto the sun terrace.

## **LANDING**

Polystyrene tiled ceiling with loft access hatch, light fitting, coving, part skimmed part artex walls, fitted carpet and doors leading off.

## **BEDROOM 1 (13' 7" x 11' 6") or (4.15m x 3.51m)**

Artex ceiling with ceiling rose and centre pendant light, loft access hatch, coving, emulsioned skimmed walls, fitted carpet, radiator and one front facing PVCu double glazed window and one side facing PVCu double glazed window both fitted with a with metal curtain pole.

## **BEDROOM 2 (11' 10" x 11' 0") or (3.61m x 3.36m)**

Emulsioned skimmed ceiling with ceiling rose with centre light fitting, coving, emulsioned skimmed walls, fitted carpet, radiator and front facing PVCu double glazed window with metal curtain pole.

## **BEDROOM 3 (14' 4" x 9' 2") or (4.38m x 2.79m)**

Artex skimmed ceiling, light fitting, coving, emulsioned skimmed walls with dado rail, fitted carpet, radiator and rear facing PVCu double glazed window with metal curtain pole.

## **BEDROOM 4 (9' 11" x 6' 10") or (3.01m x 2.08m)**

Emulsioned skimmed ceiling with centre light fitting, coving, emulsioned skimmed walls, fitted carpet, radiator and front facing PVCu double glazed window with metal curtain pole.

## **FAMILY BATHROOM (7' 1" x 5' 1") or (2.15m x 1.56m)**

Skimmed emulsioned ceiling inset spot lights, coving, floor to ceiling ceramic tiles, vinyl floor covering, chrome wall mounted heated towel rail and rear facing stain glass PVCu window. Bathroom is fitted with a white three piece suite comprising of w.c. pedestal wash hand basin with chrome hot and cold mixer taps, bath with chrome hot and cold mixer tap and shower mixer tap with concertina door shower screen.

## **GARAGE**

Large garage with an automatic roller shutter door.





## STABLES (11' 4" x 11' 4") or (3.46m x 3.45m)

Two large timber built stables with electricity supply, lighting and stable yard to the front with a wooden storage shed. Outside tap with running water and drainage. \* Each stable measures 3.46mx3.45m

To the side of the stables is the timber built tacking shed.

## OUTSIDE

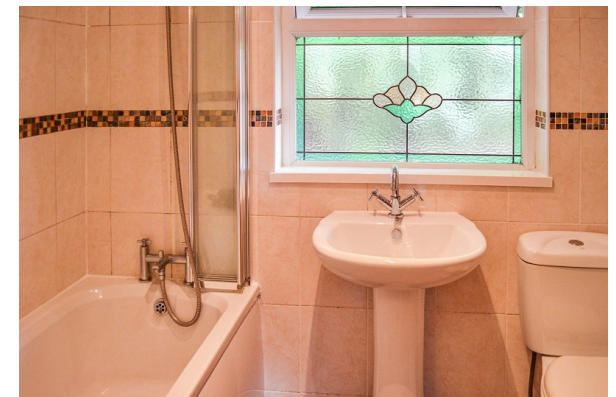
Directly to the rear of the property there is a patio area with slabs and an outside storage shed, w.c. tap and metal storage shed.

Heading up the steps to side of the property the area has been landscaped and planted with mature shrubs and trees following the natural line of the footpath. Steps leading up to the stables.

Heading from the stables you can have access onto the bottom field which comes with the property, currently used as grazing land for horses and goats. To the side of the stable yard there is a wooden gate leading to a footpath that takes you to the fields. There is lane access used for deliveries of hay and feed.


A public footpath runs midway between the upper and lower fields. The upper field is currently used for horses and there is an enclosed chicken coop and pen. There is a wooden animal shelter with running water in all three fields. Most of the land has been recently re fenced with wood and barbed wire fencing, apart from some areas where there are natural hedge rows. The fields border along side a further large field that is currently rented to the vendors by a local farmer. Access to this rented field is through gates which also has running water to it.

To the front you have steps leading up to a patio area with mountain side views, side gate leading to a sun terrace that is positioned above large single garage. Next to the garage there is another smaller single garage currently being use as storage.



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

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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.



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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