



Lletty Harri Port Talbot Neath Port Talbot.
SA13 2ES

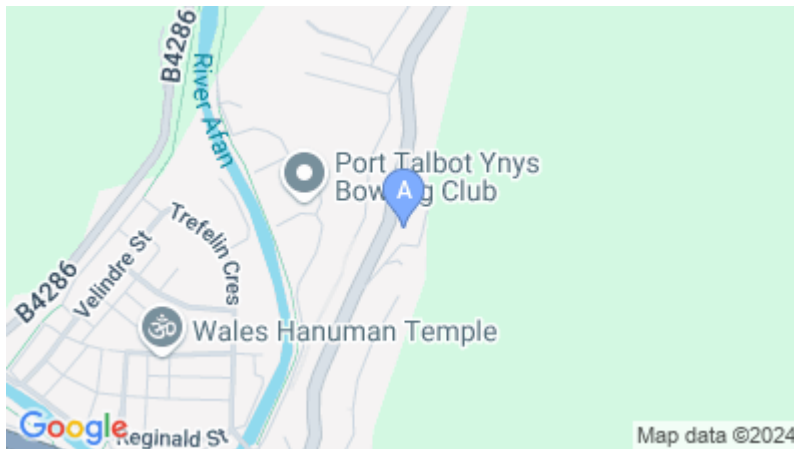
Normal £179,950

Lletty Harri Port Talbot Neath Port Talbot. SA13 2ES

We are pleased to offer this SEMI-DETACHED THREE BEDROOM home situated in a quiet location close to Port Talbot town. The property is in close proximity to the M4 corridor local schools shops and amenities and offers beautiful views over the bay and mountain. EARLY VIEWING IS HIGHLY RECOMMENDED to appreciate this beautiful family home.

Normal £179,950 - Freehold

- Three bedroom semi-detached house
- Beautifully presented throughout
- L-Shaped lounge/kitchen/diner
- Generous sized elevated rear garden
- PVCu double glazing throughout
- Council Tax /EPC D



DESCRIPTION

We are pleased to welcome to the market this BEAUTIFULLY presented three bedroom semi-detached house situated in a quiet location close to Port Talbot town. The property is in close proximity to the M4 corridor local schools shops and amenities and offers beautiful views over the bay and mountain.

Accommodation briefly comprises hallway L-shaped lounge/kitchen/diner family bathroom and three bedrooms.

Externally there is an enclosed rear garden and elevated front garden.

ENTRANCE

Accessed via composite front door leading into:

WELCOMING ENTRANCE HALL

Skimmed and decorative coved ceiling. Half emulsioned and half wood panelled walls. Laminate flooring. Radiator. Understair storage. Staircase to first floor with fitted carpet. Door into:

L-SHAPED KITCHEN/LOUNGE/DINER (23' 0" x 19' 8") or (7.01m x 6.0m)

Skimmed ceiling and decorative coving. Emulsioned walls. Wall light facilities. Laminate flooring. Two radiators. PVCu double glazed window to front of property. Stone fire surround with log burner to the dining area. PVCu double french doors to rear. Breakfast bar separating the kitchen area.

Kitchen is fitted with a range of wall and base units with complementary work surfaces. Four ring electric hob and extractor hood. Electric oven. Plumbing in place for washing machine. One and a half bowl acrylic sink unit with mixer tap. Tiled flooring. PVCu double glazed window to rear of property.

LANDING

Artexed ceiling with decorative coving. Loft access hatch. Emulsioned walls. Fitted carpet. All doors leading off.

FAMILY BATHROOM (9' 0" x 8' 4") or (2.74m x 2.55m)

Skimmed ceiling with inset ceiling lights. Decorative coving. Half emulsioned and half tiled walls. Tiled floor. Room is fitted with a four piece suite comprising low level w.c. pedestal wash hand basin free standing bath and chrome freestanding modern mixer tap and hand held shower double shower cubicle with rainfall shower hand held shower and fully tiled walls. Chrome heated towel rail. Cupboard housing the combination boiler. PVCu double glazed window to rear of property.

BEDROOM 1 (12' 2" x 11' 7") or (3.71m x 3.52m)

Artexed and decorative coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 2 (12' 1" x 11' 3") or (3.69m x 3.42m)

Artexed and decorative coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.



BEDROOM 3 (7' 1" x 6' 9") or (2.16m x 2.06m)

Artexed and decorative coved ceiling. Emulsioned walls. Exposed vanished floorboards. Radiator. PVCu double glazed window to front of property.

OUTSIDE


To the front is enclosed and bounded by wall and natural hedgerow. Laid to lawn. Footpath and steps to front door. Side access lading to the rear garden.

To the rear the garden is enclosed and bounded by wall and natural hedgerow. Paved patio areas ideal for garden furniture. Elevated garden with terraced areas which is laid to lawn with shrub borders.

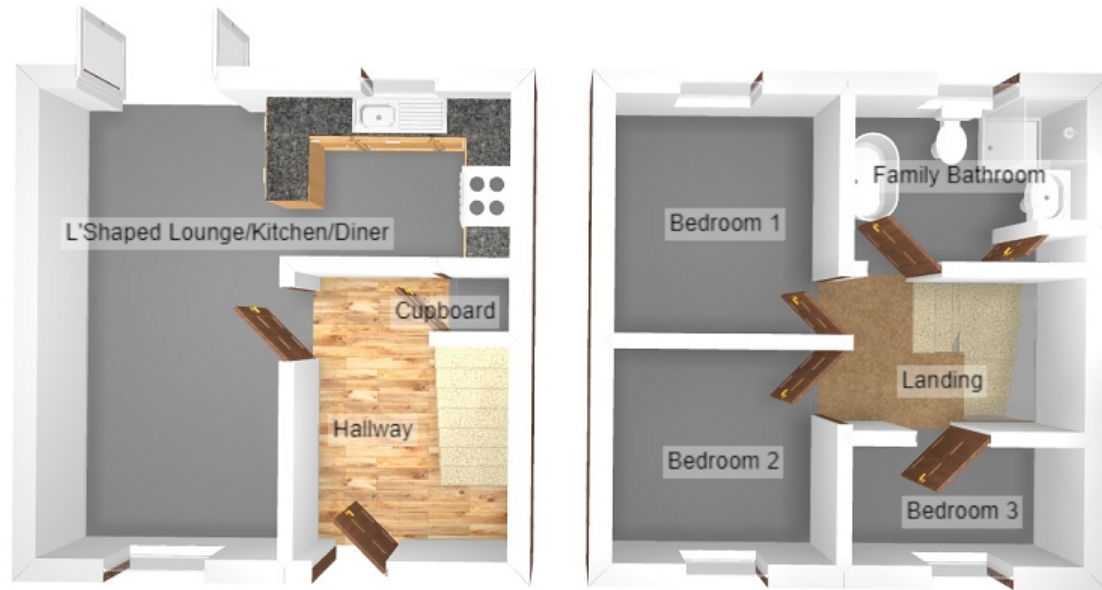


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(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.



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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