



Payton  
Jewell  
Caines

Morrison Crescent, Port Talbot, Neath Port  
Talbot. SA12 6TN

£179,950

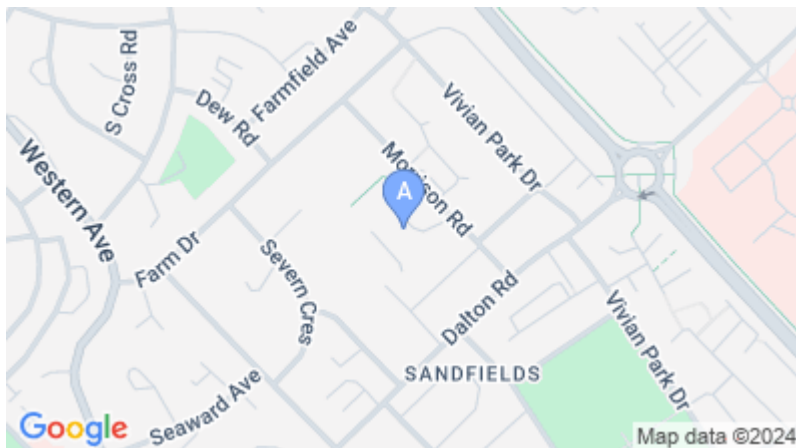
**PJC** PAYTON  
JEWELL  
CAINES

# Morrison Crescent, Port Talbot, Neath Port Talbot. SA12 6TN

Immaculate three bedroom semi detached home comprising entrance hall, lounge, kitchen, dining room and reception 2 plus utility. 3 bedrooms and family bathroom. LARGE rear garden and good off road parking. Convenient location. MUST BE VIEWED.

£179,950

- Spacious three bedroom semi detached home
- Two reception rooms and sun lounge
- Downstairs wet room and first floor family bathroom
- Well presented throughout
- Larger than average rear garden
- Council tax band B/EPC



## DESCRIPTION

We are pleased to present to the market this immaculate three bedroom semi detached home situated in the heart of Sandfields estate, within walking distance to local schools, shops, amenities, good transport link and to Aberavon beach front. Early viewing is highly recommended to appreciate this beautifully presented family home.

Accommodation briefly consist of porch, hallway, two reception rooms, conservatory, kitchen, utility room and shower room. To the first floor three bedrooms and a family bathroom. To the outside front and rear gardens.

### Key Features

FREEHOLD

Cornish style. Non-tradition construction with certificates pending

Extended to the rear

FABULOUS rear garden

Downstairs wet room / upstairs bathroom

Opposite small parade of shops

## PORCH

Access via PVCu part glazed door with wrap around units. Tile flooring.

## HALLWAY

Access via PVCu frosted glazed front door. Papered ceiling. Coved. Emulsioned walls. Radiator. Stair case leading to first floor. Fitted carpet. All doors leading off.

## RECEPTION 1 (14' 5" x 10' 10") or (4.40m x 3.31m)

Papered ceiling. Coved. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

## KITCHEN (11' 3" x 9' 10") or (3.43m x 3.00m)

Skimmed ceiling. Part emulsioned part tiled walls. Rear facing PVCu double glazed window. Kitchen is fitted with a range of wall and base units with complementary work surfaces. One and half sink and drainer. Integrated fridge. Space for a free standing cooker. Door into under stair storage. Grey wood effect laminate flooring. Door into:

## UTILITY AREA (8' 5" x 7' 0") or (2.57m x 2.13m)

Skimmed ceiling. Loft access hatch. Emulsioned walls. Extractor fan. Rear facing PVCu double glazed window. Matching wall and base units with complementary work surfaces. Under counter space for two kitchen appliances. Radiator. Continuation of laminate flooring. PVCu part glazed door leading to rear garden.

## DOWNSTAIRS WET ROOM (7' 0" x 6' 11") or (2.14m x 2.12m)

Skimmed ceiling. Spotlights. Tiled walls. Front facing PVCu frosted double glazed window. Room is fitted with a three piece suite comprising w.c., wash hand basin set within vanity unit and a mains fed chrome rain fall shower. Wall mounted chrome heated towel rail. Non slipped flooring.

## RECEPTION 2 (9' 5" x 7' 10") or (2.87m x 2.39m)

Papered ceiling. Coved. Emulsioned walls. Radiator. Storage cupboard. Laminate flooring. Opening into:



## SUN LOUNGE (9' 9" x 8' 0") or (2.98m x 2.45m)

Skimmed ceiling. Spotlights. Emulsioned walls. Radiator. Wrap around PVCu double glazed units and PVCu double glazed door to garden. Laminate flooring.

## LANDING

Skimmed ceiling. Emulsioned walls. Dado rail. Side facing PVCu frosted double glazed unit. Fitted carpet. All doors leading off.

## FAMILY BATHROOM (6' 2" x 5' 5") or (1.89m x 1.65m)

Skimmed ceiling. Part emulsioned part tiled walls. Rear facing PVCu double glazed window. Wall mounted chrome towel rail heater. Room is fitted with a three piece suite comprising low level w.c., wash hand basin set within vanity unit and a panelled bath with a mains fed shower. Tiled flooring.

## BEDROOM 1 (14' 8" x 10' 0") or (4.48m x 3.04m)

Skimmed ceiling. Coved. Emulsioned walls. Rear facing PVCu double glazed window and a double glazed panel. Radiator. Fitted carpet.

## BEDROOM 2 (11' 3" x 10' 11") or (3.42m x 3.33m)

Skimmed ceiling. Coved. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Door into built-in storage.

## BEDROOM 3 (7' 10" x 7' 3") or (2.39m x 2.22m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Built in storage along one wall. Storage cupboard over the stairs housing the combi boiler. Radiator. Fitted carpet.


## OUTSIDE

The front is bounded on two sides by low wall. Brick laid driveway giving access to off road parking for several cars. Chipping borders leading round to side of property. Wooden gate giving access to rear garden. The rear is bounded on two sides by wall and part fencing and the rear is bounded by hedgerow. Side path from wooden gate leading to rear paved sun terrace area. Step down leading to footpath. Garden is laid mainly to lawn. Raised flower beds with chipping's. Potted flowers. Fish pond. Garden is planted with ambience of trees and shrubs.

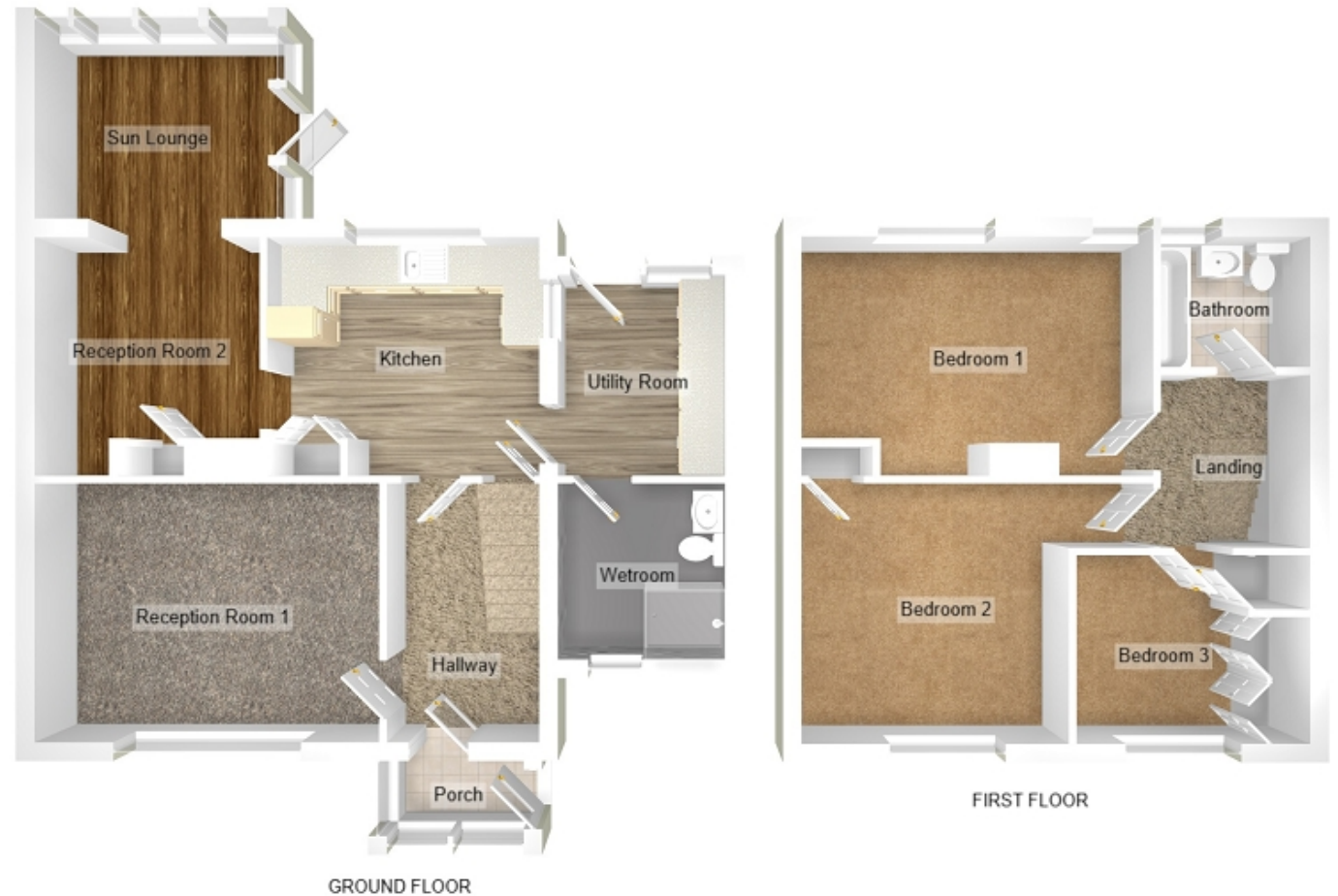


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

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



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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