

Payton  
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Havard Jones Close, Neath, Neath Port  
Talbot. SA11 2HR

£290,000

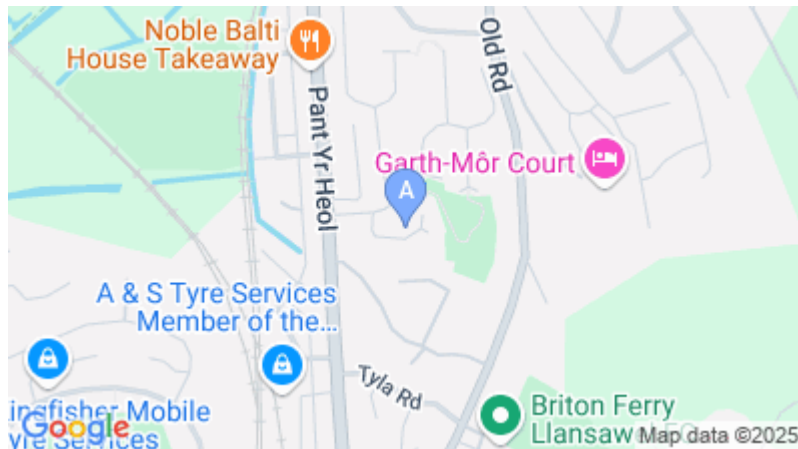
**PJC** PAYTON  
JEWELL  
CAINES

# Havard Jones Close, Neath, Neath Port Talbot. SA11 2HR

Beautifully presented 4 bedroom detached property with generous off road parking, 3 living areas plus conservatory in sought after cul-de-sac location. Must be viewed.

£290,000

- Modern 4 Bedroom detached property
- Beautifully presented throughout
- Ensuite/family bathroom and wet room
- 3 living areas plus conservatory
- Fitted kitchen with integrated appliances
- Generous off road parking
- Sought after cul-de-sac location



## DESCRIPTION

This well presented 4 bedroom detached house offers 3 reception areas, a good size conservatory, fully integrated kitchen and a downstairs wet room. The property is located within a popular cul-de-sac in Briton Ferry and is close to local primary schools and shops.

### Key Features

- 4 good size bedrooms
- Downstairs wet room, upstairs bathroom and en-suite
- Garden is not overlooked
- Good off road parking

## ENTRANCE

Part frosted composite door, coved ceiling, emulsion walls and wood effect flooring. Stairs leading to first floor and door to sitting room.

## SITTING ROOM (13' 1" x 9' 2") or (4.0m x 2.80m)

Overlooking the front of the property via PVCu double glazed window with fitted blind. Emulsioned walls, coved ceiling with ceiling rose, fitted carpet, wall mounted electric fire.

## LOUNGE (13' 9" x 10' 8") or (4.20m x 3.25m)

Overlooking the front, PVCu double glazed window with fitted roller blind, emulsioned walls, central ceiling rose, skirting and wood effect flooring. Wall mounted pebble effect electric fire. Archway leading through to dining area.

## DINING ROOM (11' 4" x 7' 9") or (3.45m x 2.35m)

PVCu sliding doors leading to conservatory. Coved ceiling with ceiling rose, emulsioned walls, skirting and a continuation of the wood effect flooring from the lounge area.

## CONSERVATORY (13' 1" x 10' 4") or (4.0m x 3.15m)

Triple aspect PVCu double glazing with PVC sill and ceramic tiles to the floor, radiator, ceiling fan and light fitting in an apex roof. Double glazed french doors leading out to patio area.

## KITCHEN (11' 6" max x 15' 7") or (3.50m max x 4.75m)

L shaped kitchen, with under stairs storage cupboard double glazed window looking out to the rear of the property with a fitted roller blind. Part glazed rear back door. Matching pendant lights, extractor fan, emulsioned walls, skirting and wood effect vinyl flooring. A range of wall mounted and low level kitchen units in high gloss cream, complementary work top with ceramic tiled splash back. 1.5 sink basin with mixer tap and drainer. Integrated oven, microwave, 4 gas ring hob, washing machine, dishwasher and fridge freezer. Wall mounted Baxi boiler. door way leading through to a wet room.

## WET ROOM

Emulsioned ceiling with recessed LED spot lights, ceiling mounted extractor fan, textured walls and anti slip flooring. W.C, corner wash hand basin with chrome mixer tap, vanity unit, walk in shower with grab rails, rainwater showerhead with separate hand held shower fitting and wall mounted heated towel rail.



## FIRST FLOOR

Stairs with fitted carpet and wooden balustrade, loft access from landing with pull down ladder and landing storage cupboard housing hot water tank.

### BEDROOM 1 (12' 10" x 10' 8") or (3.90m x 3.25m)

Located to the front of the property with PVCu double glazed window with fitted roller blind, emulsioned walls, skirting and wood effect flooring. Door leading to en-suite shower room.

### EN SUITE

Frosted double glazed window to the front with fitted roller blind, ceramic tiled walls and floor. 3 piece fitted suite in white with w.c, wash hand basin with fitted chrome mixer tap with vanity unit and under counter storage. Walk in shower unit with fully glazed folding door and rainwater shower head and hand held attachment. Heated chrome wall mounted towel rail.

### BEDROOM 2 (12' 10" x 9' 2") or (3.90m x 2.80m)

PVCu double glazed window over looking the rear garden with fitted roller blind. Fitted wardrobes, emulsioned walls, skirting boards and wood effect flooring.

### BEDROOM 3 (12' 10" x 7' 7") or (3.90m x 2.30m)

Over looking the rear of the property with PVCu double glazed window and fitted roller blind, emulsioned walls, skirting and wood effect flooring.

### FAMILY BATHROOM

PVCu frosted double glazed window with fitted roller blind overlooking the rear of the property. Ceiling mounted extractor fan, fully tiled walls and floor, 3 piece white fitted suite, w.c, hand basin and bath with an over bath shower with rain water head and hand attachment. Shower screen and radiator.

### BEDROOM 4 (9' 6" max x 7' 7" max) or (2.90m max x 2.30m max)

L shaped, wall to wall fully fitted wardrobes, overlooking the front of the property with PVCu double glazed window and fitted roller blind, emulsioned walls, skirting and wood effect flooring.

### REAR GARDEN

Enclosed rear garden with patio and lawn areas, section to the rear with slate chipping's and storage shed. Side gated access leading to the front of the property.

### FRONT GARDEN


Open front garden with block paved driveway with enough parking for 3 vehicles and small slate chippings area.

### NOTE

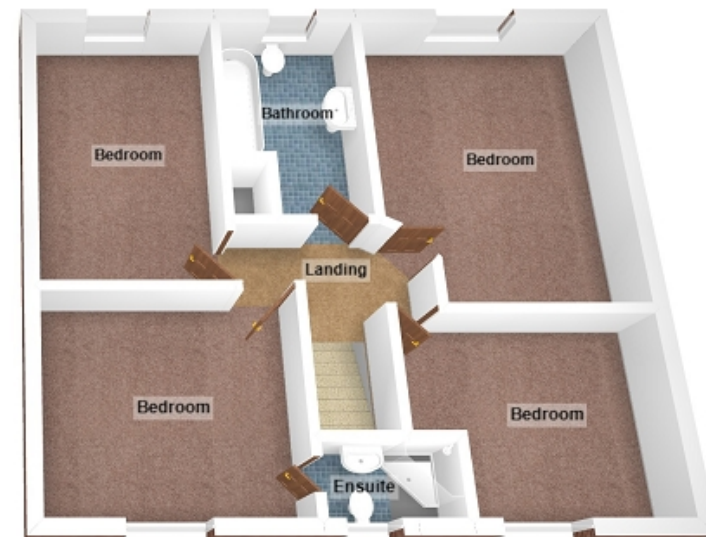
We have been informed that the property is held freehold however we have not inspected the title deeds.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(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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