



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

£119,000

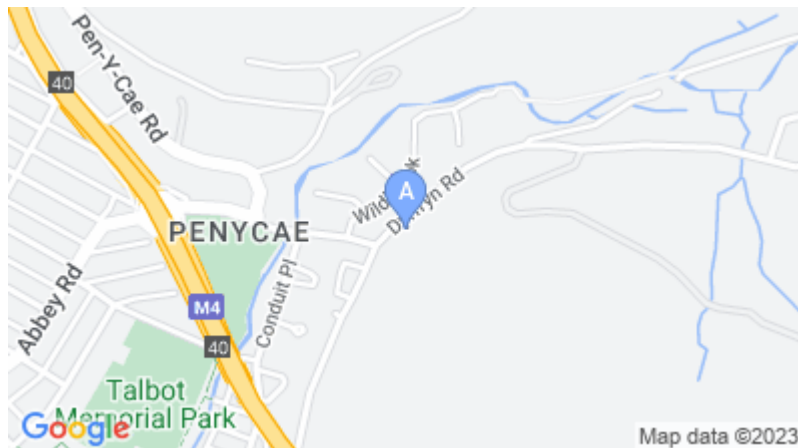


## Highbury Dyffryn Road, Port Talbot, Neath Port Talbot. SA13 2UH

Three bedroom semi detached house with generous sized living space would be an ideal purchase for a first time buyer or investor. The property is located within the popular residential location of Taibach with all local amenities on hand and the M4 corridor just minutes away. NO ON GOING CHAIN.

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- Three bedroom semi detached house
- Open plan lounge/diner
- Generous sized throughout
- Enclosed tiered garden
- No ongoing chain



## DESCRIPTION

Three bedroom semi detached house with generous sized living space would be an ideal purchase for a first time buyer or investor. The property is located within the popular residential location of Taibach with all local amenities on hand and the M4 corridor just minutes away.

Accommodation briefly comprising entrance hall, reception 1, reception 2 and kitchen. To the first floor three bedrooms and bathroom. To the outside front and rear enclosed gardens.

## ENTRANCE HALL

Access via PVCu wood grain effect fully glazed door with matching side screen. Stippled ceiling. Coving. Emulsioned walls. Dado rail. Radiator. Laminate flooring. Staircase to first floor.

## RECEPTION 1 (14' 8" x 11' 7") or (4.46m x 3.53m)

Papered ceiling. Coving. Papered walls. Front facing aluminium double glazed window. Wooden fire surround with marble hearth and back plate and onset live-in flame gas fire. Recess walls. Radiator. Fitted carpet. Open plan into:

## RECEPTION 2 (12' 6" x 10' 11") or (3.80m x 3.34m)

Papered ceiling. Coving. Part emulsioned part papered walls. Rear facing aluminium double glazed window. Radiator. Fitted carpet.

## KITCHEN (10' 10" x 9' 0") or (3.29m x 2.75m)

Tongue and groove to ceiling. Papered walls. Part emulsioned part tiled walls. Two rear facing double glazed PVCu windows. A range of wall and base units and complimentary work surfaces. One and half bowl acrylic sink unit with mixer tap. Space and plumbing for washing machine. Space for fridge freezer. Split level electric oven. Four ring gas hob with concealed extractor hood. Under stairs storage. Tiled flooring. Part panelled part frosted doubled glaze PVCu door to side of property.

## LANDING

Papered ceiling. Coving. Access into attic. Emulsioned walls. Dado rail. Side facing double glazed PVCu window. Airing cupboard housing combi boiler. Fitted carpet. All doors leading off.

## FAMILY BATHROOM (7' 11" x 5' 10") or (2.41m x 1.79m)

PVCu tongue and groove to ceiling. Respatex walls. Rear facing aluminium double glazed window. Radiator. Three piece suite comprising low level w.c., pedestal wash hand basin and double shower unit with over head electric shower. Vinyl floor covering.

## BEDROOM 1 (13' 9" x 10' 0") or (4.18m x 3.04m)

Papered ceiling. Coving. Emulsioned walls. Rear facing aluminium double glazed window. Radiator. Laminate flooring.

## BEDROOM 2 (12' 9" x 11' 1") or (3.88m x 3.37m)

Papered ceiling. Coving. Emulsioned walls. Front facing double glazed aluminium window. Five door wardrobe. Radiator. Laminate flooring.



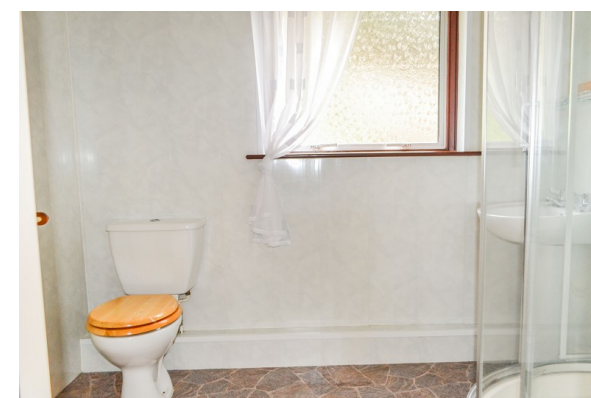
### **BEDROOM 3 (10' 7" x 9' 9") or (3.22m x 2.97m)**

Papered ceiling. Coving. Emulsioned walls. Radiator. Front facing aluminium double glazed window. Radiator. Laminate flooring.

### **OUTSIDE**


The front is enclosed and bounded by wall. Steps with handrail leading to front door. Laid to lawn. Side access to rear garden.

The rear garden is elevated with steps leading to top level. Lawn areas. Storage shed.



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>		81
(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.



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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01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)