

Payton
Jewell
Caines



Llanover Road, Cymmer, Port Talbot, Neath
Port Talbot. SA13 3RE

£110,000

 PAYTON
JEWELL
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Llanover Road, Cymmer, Port Talbot, Neath Port Talbot. SA13 3RE

Calling all FIRST TIME BUYERS and INVESTORS for this three bedroom semi-detached house with spectacular views overlooking the countryside. Located in a semi-rural area with public transport to both Port Talbot and Masteg with all amenities.

£110,000 - Freehold

- Three bedroom semi detached house
- Open plan lounge/dining room
- Front garden with off road parking
- Spectacular views overlooking the countryside
- Ideal for FIRST TIME BUYERS
- EPC D/Council tax A



DESCRIPTION

Calling all FIRST TIME BUYERS and INVESTORS for this three bedroom semi-detached house with spectacular views overlooking the countryside. This property is in a semi-rural location with public transport to both Port Talbot and Masteg with all amenities. This property also benefits from off road parking and close access to local shops and Croeserw Primary School. Early viewing is highly recommended to fully appreciate the views over the local area.

The property briefly consists of a lounge/dining room, kitchen, upstairs family bathroom and three bedrooms. Externally there is a rear garden and front garden with large storage and off road parking.

ENTRANCE

Access via composite front door with decorative double glazed units into porch. PVCu cladding to ceiling. PVCu cladding to walls. PVCu frosted double glazed window. Tiled flooring. Multi-glazed wooden door leading into:

RECEPTION (24' 7" x 13' 11") or (7.49m x 4.25m)

Artex ceiling with coving. Emulsioned walls. Solid wood flooring. Three radiators. Staircase to first floor accommodation with fitted carpet. PVCu double glazed patio door to front and rear of property with matching window. Double wood multi-glazed doors into:

KITCHEN (12' 0" x 6' 8") or (3.65m x 2.02m)

Artex ceiling with coving. Half emulsioned and half tiled walls with tiles to splash back areas. Tiled flooring. Range of wall and base units with complimentary work surfaces. One and half bowl stainless steel sink and drainer with mixer tap. Space for fridge/freezer. Plumbing for automatic washing machine. Gas cooker to remain. PVCu double glazed tilt and turn window to rear of property.

LANDING

Artex ceiling with coving and loft access hatch with pull down ladder. Emulsioned walls. Fitted carpet. Doors leading off.

FAMILY BATHROOM (7' 9" max x 5' 6" max) or (2.35m max x 1.67m max)

Measurements at widest point

Artex ceiling with coving. Fully tiled walls. Tiled flooring. Heated towel rail. Room is fitted with a three piece suite in white comprising low level WC, hand basin set within vanity unit and panel bath.

BEDROOM 1 (14' 1" max x 10' 9" max) or (4.28m max x 3.27m max)

Measurements at widest point

Artex ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Cupboard over staircase area. Fitted wardrobes with three floor to ceiling mirrored sliding doors. PVCu double glazed window to front of property.

BEDROOM 2 (10' 2" x 6' 9") or (3.11m x 2.07m)

Artex ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Built in wardrobes with bridging unit over bedding area. PVCu double glazed tilt and turn window to rear of property boasting spectacular views over countryside.



BEDROOM 3 (10' 4" x 6' 9") or (3.16m x 2.06m)

Artex ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Fitted wardrobes with bridging unit over bed area. Cupboard housing combi Worcester boiler. PVCu double glazed tilt and turn window to rear of property boasting spectacular views over countryside.

OUTSIDE

Front garden is enclosed and bounded by hedgerow. Laid to lawn with terrace area. Paved patio area ideal for garden furniture. Attached storage, which could potentially lend itself as a garage. Off road parking. Rear garden is enclosed and bounded by wood panel fencing. Laid to lawn. Outside tap. Door into attached storage unit.


NOTE

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

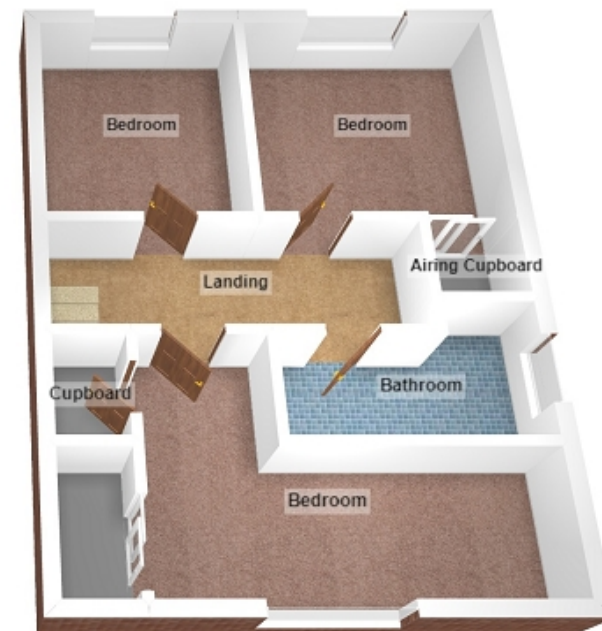


For more photos please see www.pjchomes.co.uk

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	63	
(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.



www.pjchomes.co.uk

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