



Cae Morfa Road, Port Talbot, Neath Port
Talbot. SA12 7LD

£180,000



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Pleased to present to the market this recently REFURBISHED THREE BEDROOM SEMI DETACHED house situated in the heart of Sandfields, within walking distance to Aberavon beach, local shops, amenities and transport links. Early viewing highly recommended.

£180,000

- Fully refurbished throughout
- Open plan kitchen/dining room
- Downstairs W.C.
- Family bathroom upstairs
- No ongoing chain
- Council tax band B/ EPC C



DESCRIPTION

Pleased to present to the market this recently REFURBISHED THREE BEDROOM SEMI DETACHED house situated in the heart of Sandfields, within walking distance to Aberavon beach, local shops, amenities and transport links. Early viewing highly recommended.

Accommodation briefly consists of reception room, open plan kitchen/diner and downstairs W.C. To the first floor Three bedrooms and a family bathroom. To the outside front and rear gardens.

RECEPTION (13' 1" x 10' 6") or (4.0m x 3.20m)

Access via PVCu double glazed front door. Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Stairs leading to first floor. Fitted carpet. Door into:

KITCHEN/DINER (21' 3" x 16' 5") or (6.48m x 5.0m)

Skimmed ceiling. Emulsioned walls. Rear and side facing PVCu double glazed window. Radiator. Kitchen is fitted with a range of grey gloss floor and wall cupboards with wood effect laminate work tops. Grey ceramic tiles to splash back areas. Four ring built-in electric hob with built-in electric oven below. Stainless steel sink and drainer with mixer taps. Under counter space for appliances. Built-in under stair storage cupboard. Wood effect laminate floor. Part glazed PVCu door leading to rear garden.

DOWNSTAIRS W.C.

Skimmed ceiling. Emulsioned walls. Side facing PVCu frosted double glazed window. Low level W.C. Radiator. Vinyl flooring.

LANDING

Skimmed ceiling. Loft access hatch. Built-in storage cupboard housing gas combi boiler. Fitted carpet.

BEDROOM 1 (13' 1" x 10' 7") or (4.0m x 3.23m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Built-in storage cupboard. Fitted carpet.

BEDROOM 2 (12' 5" x 8' 8") or (3.79m x 2.65m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (8' 7" x 8' 0") or (2.62m x 2.43m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

FAMILY BATHROOM (7' 1" x 4' 7") or (2.16m x 1.40m)

PVCu clad ceiling. Extractor fan. Respatex clad walls. Ceramic tiles to bath area. Front facing PVCu frosted double glazed window. Radiator. Room is fitted with three piece white suite comprising W.C., pedestal wash hand basin and bath with wall mounted mains fed shower. Vinyl flooring.


OUTSIDE

Front garden is bounded by brick and block wall. Concrete and paved driveway. Laid mainly to lawn. Metal gate leading to side and rear garden. Rear garden which is bounded by block wall. Concrete paved path. Laid mainly to lawn. Stone build storage shed.



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		88
(69-80) C	72	
(55-68) D		
(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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01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk