

Payton  
Jewell  
Caines



Penshannel, Neath Abbey, Neath, Neath  
Port Talbot. SA10 6PP

Offers In Excess Of  
£320,000

 PAYTON  
JEWELL  
CAINES

# Penshannel, Neath Abbey, Neath, Neath Port Talbot. SA10 6PP

We are delighted to present to the market this beautifully presented FOUR BEDROOM TRADITIONAL BUILD DETACHED HOUSE located in Neath Abbey and close to Skewen, close to local schools, shops, amenities and transport links. Early viewing is highly recommended on this beautiful family home.

## Offers In Excess Of £320,000

- Four bedroom detached house
- Three reception rooms and conservatory
- Downstairs shower/utility room
- Large rear gardens
- Double garage
- Council tax band D/EPC E



## DESCRIPTION

We are delighted to present to the market this beautifully presented FOUR BEDROOM TRADITIONAL BUILD DETACHED HOUSE located in Neath Abbey and close to Skewen, close to local schools, shops, amenities and transport links. Early viewing is highly recommended on this beautiful family home.

Accommodation briefly consists of hallway, two reception rooms, kitchen, dining room, conservatory and downstairs shower/utility room. To the first floor; four bedrooms and family bathroom. To the outside front and rear gardens. Double garage to front.

## HALLWAY

Access via decorative stained glass PVCu double glazed door. Artex ceiling. Emulsioned walls. Picture rail. Radiator. Under-stair storage. Stairs to first floor. Original floor tiles. Doors leading off.

## RECEPTION 1 (14' 9" x 10' 10") or (4.50m x 3.30m)

Artex ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Book shelves built-into alcoves. Inset freestanding log burner with solid slate hearth and wooden mantle. Solid wood flooring.

## RECEPTION 2 (14' 9" x 8' 10") or (4.50m x 2.70m)

Artex ceiling. Emulsioned walls. Dado rail. Front facing PVCu double glazed window. Radiator. Marble hearth and surround with wooden painted mantle and inset gas fire. Solid wood flooring.

## KITCHEN (12' 10" x 8' 11") or (3.91m x 2.73m)

Skimmed ceiling with inset spotlights. Emulsioned walls with stone tiles to splash back areas. Rear facing PVCu double glazed window. Kitchen is fitted with a range of shaker style painted floor and wall cupboards. Laminate worktops. One and half sink and drainer. Black built-in electric hob with built in electric oven below and overhead stainless steel extractor hood. Radiator. Reclaimed flagstone flooring. Opening into:

## DINING ROOM (9' 7" x 8' 10") or (2.92m x 2.70m)

Skimmed ceiling. Emulsioned walls. Dado rail. Radiator. Solid wood flooring. PVCu double glazed french doors with glazed side panels leading into:

## CONSERVATORY (13' 9" x 8' 9") or (4.20m x 2.67m)

Oak effect PVCu double glazed conservatory. Lantern roof with two light fittings. Half height wall. Radiator. Wrap around PVCu double glazed units. Door leading to the garden.

## DOWNSTAIRS SHOWER ROOM/UTILITY (7' 1" x 6' 0") or (2.15m x 1.83m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Rear facing PVCu frosted double glazed window. Wall mounted heated towel rail. Room is fitted with a three piece suite comprising w.c., wash hand basin set within wooden vanity unit and shower cubicle with respatex panelling and rainfall head mains fed shower. Utility area with solid wood counter top and under counter space for washing machine and tumbler dryer. Reclaimed flagstone floor.

## LANDING

Artex ceiling. Emulsioned walls. Fitted carpet. All doors leading off.



## **BEDROOM 1 (17' 4" x 8' 9") or (5.29m x 2.66m)**

\*L shaped room.

Skimmed ceiling. Emulsioned walls. One rear facing PVCu double glazed window. Double glazed velux window. Two radiators. Wood effect laminate floor.

## **BEDROOM 2 (14' 10" x 8' 8") or (4.52m x 2.65m)**

Artex ceiling. Emulsioned walls. Picture rail. Front facing PVCu double glazed window. Across one wall we have a bank of floor to ceiling built in storage with sliding mirrored doors. Design upright radiator. Fitted carpet.

## **BEDROOM 3 (14' 3" x 8' 2") or (4.35m x 2.50m)**

Stippled ceiling. Emulsioned walls. Picture rail. Front facing PVCu double glazed window. Radiator. Fitted carpet.

## **BEDROOM 4 (7' 9" x 7' 1") or (2.37m x 2.15m)**

Artex ceiling. Loft access hatch with drop down ladder leading to boarded loft. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Wood effect laminate floor.

## **FAMILY BATHROOM (8' 5" x 7' 2") or (2.57m x 2.18m)**

Skimmed ceiling. Flush light fitting. Wooden double glazed velux window. Emulsioned walls with one feature wood panelled wall. Wall mounted heated towel rail. The room is fitted with a three piece suite comprising w.c., pedestal wash basin and free standing roll top bath. Vinyl flooring.

## **OUTSIDE**

Front is bounded on two sides by brick and stone wall. Laid mainly to lawn. Mature planted shrubs. Stone paved path leading to front door. Wooden side access gate. Double garage with electric roll top door.

The rear garden is bounded by block wall and wood fence. Steps leading to a seating area with a lawn. Planted with trees and shrubs. Stepping path through the lawn up to a children's play area and a vegetable patch. A further lawn area and another higher seating area which is laid to lawn. Bounded by mature trees and shrubs.


## **NOTES**

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](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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