

Payton
Jewell
Caines



Farm Drive, Port Talbot, Neath Port Talbot.
SA12 6TE

£99,950



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ATTENTION CASH BUYERS!! Not to be missed a great opportunity to purchase this three bedroom semi detached house, situated in the popular area of Sandfields, close to local schools, shops, amenities and transport links. Please note this property is non traditional build. SOLD AS SEEN.

£99,950

- Three bedroom semi detached house
- Garage
- Large rear garden
- No ongoing chain
- CASH BUYERS/SOLD AS SEEN
- Council tax band /EPC



DESCRIPTION

ATTENTION CASH BUYERS!! Not to be missed a great opportunity to purchase this three bedroom semi detached house, situated in the popular area of Sandfields, close to local schools, shops, amenities and transport links. Please note this property is non traditional build.

Accommodation briefly consist of hallway, lounge, diner and kitchen. To the first floor three bedrooms and family bathroom. Front and rear gardens with garage.

HALLWAY

Access via PVCu part glazed front door. Skimmed ceiling. Coving. Emulsioned walls. Radiator. Stair case leading to first floor. Tiled flooring. Two doors leading off.

LOUNGE (14' 6" x 10' 10") or (4.41m x 3.31m)

Skimmed ceiling. Coving. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Marble effect tiled flooring. Archway into:

DINING ROOM (9' 11" x 9' 5") or (3.02m x 2.87m)

Skimmed ceiling. Coving. Emulsioned walls. Wall mounted combi boiler. Rear facing PVCu french doors. Radiator. Marble effect tiled flooring.

KITCHEN (11' 4" x 9' 7") or (3.45m x 2.91m)

Textured ceiling. Coving. Ceramic wall tiles. Rear facing PVCu double glazed window. Room is fitted with wall and base units and complementary worktops. Stainless steel sink with mixer tap. Built in four ring electric hob with overhead extractor hood and electric oven below. Built in storage cupboards. Under counter space for appliances. Under stairs storage. Ceramic tiled flooring. Part glazed door leading into:

GARAGE (21' 9" x 10' 5") or (6.62m x 3.17m)

Access via traditional up and over door. Part glazed frosted PVCu door leading to rear garden.

LANDING

Skimmed ceiling. Loft access hatch. Coving. Emulsioned walls. Side facing PVCu double glazed window. Laminate flooring. All doors leading off.

FAMILY BATHROOM (10' 6" x 5' 7") or (3.19m x 1.71m)

Skimmed ceiling. Respatex to walls. Rear facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising low level w.c., wash hand basin set within vanity unit and p shaped bath and wall mounted shower with rain fall shower head. Wall mounted chrome towel rail. Vinyl floor covering.

BEDROOM 1 (14' 8" x 9' 5") or (4.47m x 2.88m)

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

BEDROOM 2 (11' 3" x 10' 11") or (3.43m x 3.34m)

Skimmed ceiling. Coving. Papered walls. Front facing PVCu double glazed window. Radiator. Laminate flooring. Door into small built in storage cupboard.

BEDROOM 3 (9' 9" x 7' 10") or (2.96m x 2.40m)

Papered ceiling. Plastered walls. Front facing PVCu double glazed window. Radiator. Laminate flooring.

OUTSIDE

The front is bounded on three sides by wall and metal fencing. Driveway leading to garage.


The rear garden is bounded on three sides by wall.

Laid mainly to concrete. Raised decked area from the french doors. Two areas laid to astro turf. Raised flower beds. Large block built work shop. Outside W.C.

NOTES

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

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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.



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