

Payton
Jewell
Caines



Morlais Road, Port Talbot, Neath Port
Talbot. SA13 2AS

£190,000

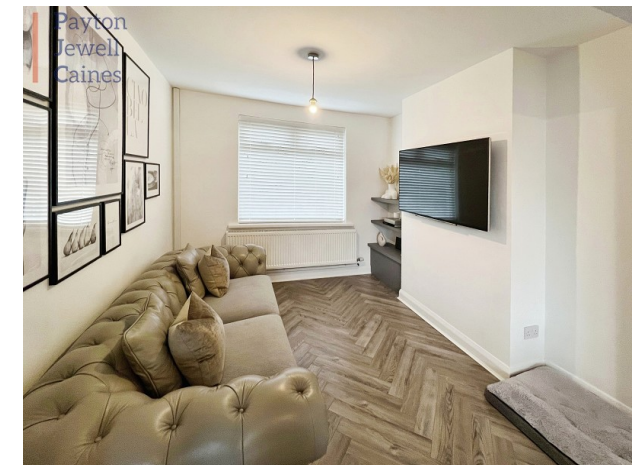
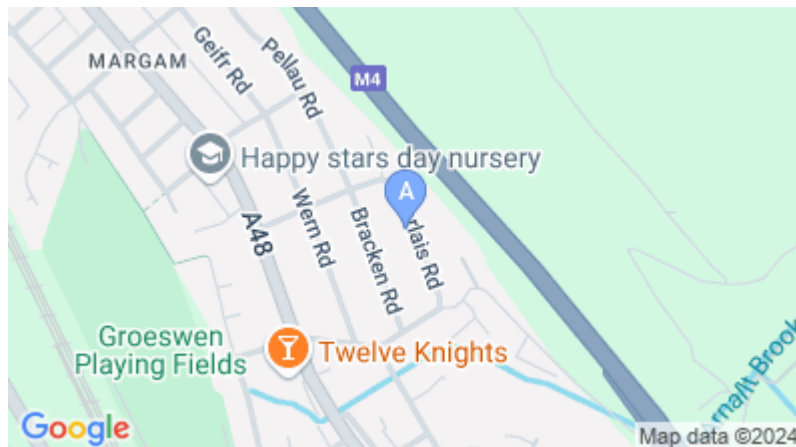


Morlais Road, Port Talbot, Neath Port Talbot. SA13 2AS

We are pleased to present to the market this beautifully presented three bedroom semi detached house, within walking distance to the local school, shops, amenities and transport links. Would make an ideal family home. Immaculate condition throughout. Early viewing comes highly recommended.

£190,000

- Three bedroom semi detached house
- Downstairs shower room
- Open plan kitchen/diner
- Enclosed garden with large summer house
- Off road parking
- Council tax band B /EPC D



DESCRIPTION

We are pleased to present to the market this beautifully presented three bedroom semi detached house, within walking distance to the local school, shops, amenities and transport links. Would make an ideal family home. Immaculate condition throughout. Early viewing comes highly recommended.

Accommodation briefly consist of hallway, downstairs shower room, lounge, kitchen/diner and utility room. To the first floor three bedrooms and family bathroom. To the outside front garden with off road parking. Enclosed rear garden with summer house.

HALLWAY

Access via black composite part glazed front door. Skimmed ceiling. Emulsioned walls. Radiator. Stair case leading to first floor. Open plan under the stairs. Laminate flooring.

DOWNSTAIRS SHOWER ROOM (5' 6" x 5' 2") or (1.68m x 1.58m)

Skimmed ceiling. Emulsioned walls with respatex to shower area. Front facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising low level w.c., corner pedestal wash hand basin and shower with mains fed rain fall shower head. Radiator. Extractor fan. Tiled flooring.

LOUNGE (10' 7" x 10' 0") or (3.22m x 3.04m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Shelving to the alcoves. Laminate flooring. Opening into:

KITCHEN/DINER (22' 1" x 10' 10") or (6.74m x 3.29m)

Skimmed ceiling. Emulsioned walls with ceramic tiles to splash back areas. Side facing PVCu double glazed window. Kitchen is fitted with a range of grey wall and base units. Complementary work surfaces. Four ring gas hob. Built in electric oven below and extractor hood above. One and half stainless steel sink and drainer. Designer radiator. Open fire place. Laminate flooring. Rear facing PVCu double glazed french doors leading to rear garden. Door into:

UTILITY ROOM (5' 2" x 4' 4") or (1.58m x 1.31m)

Skimmed ceiling. Emulsioned walls. Wall mounted combi boiler. Space for upright fridge freezer and washing machine. Tiled flooring.

LANDING

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Fitted carpet. All doors leading off.

FAMILY BATHROOM (10' 8" x 5' 5") or (3.26m x 1.66m)

Skimmed ceiling. Chrome spotlights. Part emulsioned part tiled walls. Front and side facing frosted PVCu double glazed window. Room is fitted with a three piece comprising low level w.c., pedestal wash hand basin and panelled bath with shower attachment. Radiator. Tiled flooring.

BEDROOM 1 (13' 7" x 11' 0") or (4.13m x 3.35m)

Skimmed ceiling. Emulsioned walls with feature wood cladding on chimney breast. Built in two door mirrored wardrobe. Rear facing PVCu double glazed window. Radiator. Fitted carpet.



BEDROOM 2 (9' 3" x 9' 2") or (2.81m x 2.79m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Built in two door wardrobe. Laminate flooring.

BEDROOM 3 (11' 0" x 8' 8") or (3.35m x 2.64m)

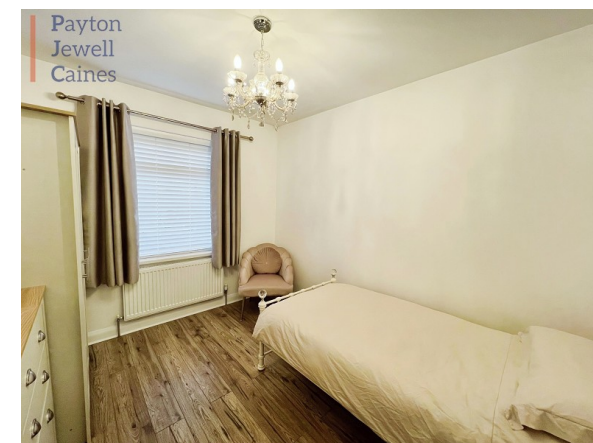
Skimmed ceiling. Loft access hatch. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Laminate flooring.

OUTSIDE

The front is bounded on three sides by wall. Opening for off road parking. Pedestrian gate leading to steps down to the foot path leading to front door. Raised flower bed. Garden is laid to slate chipping's. The rear garden is bounded on three sides by wall and wood fence. Raised deck area. Wooden gate to side of property with a paved area. Block built outhouse. Steps leading down to a paved sun terrace.


SUMMER HOUSE

To the rear of the garden is a block built summer house with bi fold doors. Power and light installed. Currently used as a gym and entertainment area.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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