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Newbridge Road, Port Talbot, Neath Port  
Talbot. SA12 6BU

£189,950

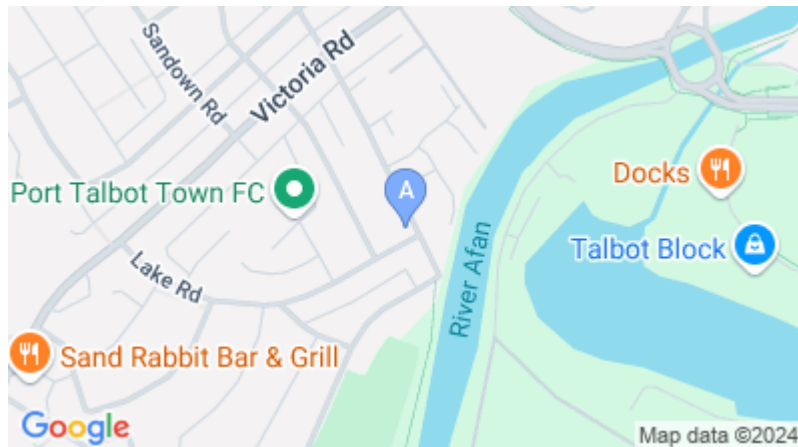


# Newbridge Road, Port Talbot, Neath Port Talbot. SA12 6BU

Introducing this beautifully presented traditional build three bedroom semi detached house situated in sought after area of Little Warren, short distance to Aberavon beach front, Tywyn Primary School, shops, amenities and good transport links. Early viewing is highly recommended to appreciate this beautifully presented family home.

£189,950 - Freehold

- Three bedroom semi detached house
- Downstairs W.C.
- Open plan lounge/diner
- Family bathroom to first floor
- Front and rear gardens
- EPC rating D/council tax band C



## DESCRIPTION

Introducing this beautifully presented traditional build three bedroom semi detached house situated in sought after area of Little Warren, short distance to Aberavon beach front, Tywyn Primary School, shops, amenities and good transport links. Early viewing is highly recommended to appreciate this beautifully presented family home.

Accommodation briefly consist of hallway, downstairs W.C., reception room, open plan lounge/dining room and kitchen. To the first floor three bedrooms and family bathroom. Externally front and rear gardens with block built outhouse currently used as home gym.

## HALLWAY

Access via part glazed PVCu front door. Skimmed ceiling. Emulsioned walls. Picture rail. Radiator. Decorative tiled flooring. Stair case to first floor. Under stair storage housing the gas meter. All doors leading off.

## DOWNSTAIRS W.C.

Skimmed ceiling. Emulsioned walls. Side facing PVCu frosted panel. Decorative tiled flooring. Fitted with two piece comprising low level W.C., and wall mounted wash hand basin.

## RECEPTION 2 (10' 11" x 9' 11") or (3.34m x 3.03m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window set within bay. Radiator. Original restored parquet flooring. Slate tiled hearth. Electric consumer unit can be found behind the cabinet.

## OPEN PLAN LOUNGE/DINER (21' 9" x 9' 5") or (6.62m x 2.86m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed patio doors leading to the garden. Two radiators. Wood effect laminate flooring. Tiled hearth with wooden mantle with opening for fire place. Door into:

## KITCHEN (18' 2" x 6' 5") or (5.54m x 1.96m)

Skimmed ceiling. Emulsioned walls with tiles to splash back areas. Rear facing PVCu double glazed window. Side facing frosted part glazed door. Radiator. Grey marble effect tiled flooring. Kitchen is fitted with a range of dark grey wall and base units with complementary work tops. Built in five ring gas hob with stainless steel extractor hood above. Grey composite one and half sink and drainer with mixer tap. High level built in oven. Under counter space for washing machine. Integrated tumble dryer and dishwasher. Space for upright fridge freezer.

## LANDING

Skimmed ceiling. Emulsioned walls. Side facing multi glazed unit. Fitted carpet. All doors leading off.

## FAMILY BATHROOM (8' 1" x 6' 6") or (2.46m x 1.97m)

Skimmed ceiling. Loft access hatch. Grey tiled walls. Rear facing PVCu frosted double glazed window. Wall mounted heated chrome towel rail. Grey floor tiles. Room is fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and p shaped panelled bath with wall mounted mains fed shower with rainfall shower head.

## BEDROOM 1 (11' 6" x 10' 5") or (3.51m x 3.17m)

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



## BEDROOM 2 (11' 4" x 9' 9") or (3.45m x 2.96m)

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

## BEDROOM 3 (7' 4" x 7' 0") or (2.23m x 2.13m)

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


## OUTSIDE

The front is enclosed and bounded by wall on two sides and wood fence on one. Pedestrian gate. Footpath to front door and side with a metal gate giving access to the rear garden. Laid to lawn area with a brick border. The rear is enclosed and bounded on three sides by wall. Paved patio area ideal for patio furniture. Outside tap. Lawn area with planted trees. Flower border to the rear. Wooden storage shed. Block built building has PVCu double glazed french doors which is currently used as home gym has potential to be a garden room or home office.



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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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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