

Payton
Jewell
Caines



Library Lane, Port Talbot, Neath Port
Talbot. SA13 1LQ

£210,000

PJC PAYTON
JEWELL
CAINES

Library Lane, Port Talbot, Neath Port Talbot. SA13 1LQ

VIEWING HIGHLY RECOMMENDED on this beautifully presented modern THREE BEDROOM DETACHED BUNGALOW situated in Taibach. Property is within close proximity to local shops, schools, amenities and transport links. The property benefits from river views from the rear courtyard and has solid oak flooring and internal doors throughout.

£210,000 - Freehold

- Three bedroom detached bungalow
- Immaculately presented throughout
- Modern fitted kitchen
- Conservatory
- Shower room and family bathroom



DESCRIPTION

We are pleased to offer for sale this beautifully presented modern DETACHED BUNGALOW situated in Taibach. Property is situated adjacent to the river and is within close proximity to local shops, schools, amenities and transport links.

Accommodation: lounge, modern fitted kitchen, three good size bedrooms and conservatory. The property also has the benefit of a shower room and family bathroom. Enclosed courtyard to rear. DRIVEWAY AND GARAGE.

Key features:

- High gloss modern fitted kitchen
- Enclosed rear courtyard
- Garage and ample off road parking
- Views overlooking the river

ENTRANCE HALL

Entrance via frosted glass PVCu double glazed door. Frosted glass PVCu double glazed window to side. Coved ceiling. Inset spotlights to ceiling. Access to loft. Papered walls with feature wood panelling. Radiator. Oak flooring.

LOUNGE (14' 4" x 12' 5") or (4.37m x 3.79m)

3.79m into alcoves.

Skimmed and coved ceiling. Inset spotlights. Emulsioned walls with one papered feature wall. Chimney breast with alcoves either side. Two radiators. Continuation of solid oak flooring. PVCu double glazed sliding door into:

CONSERVATORY (13' 10" x 7' 8") or (4.21m x 2.33m)

Centre ceiling light. Emulsioned walls. PVCu double glazed windows overlooking the rear with views of the river. Radiator. Two PVCu frosted double glazed doors one leading to the garden and the other to the garage. Tiled flooring.

KITCHEN (13' 2" x 10' 8") or (4.01m x 3.25m)

Skimmed and coved ceiling. Inset spotlights to ceiling. Emulsioned walls with tiles to splash back areas. PVCu double glazed window to side. PVCu double glazed door leading to rear garden. Wall mounted combination boiler. Cream high gloss fitted kitchen having a range of wall and base units with complementary worktops over. Inset stainless steel sink with mixer tap. Integrated eye level oven. Electric hob with stainless steel extractor hood. Integrated microwave. Space and plumbing for washing machine. Integrated fridge/freezer. LED lights to the base boards. Vinyl flooring. Opening into:

UTILITY

Artexed ceiling and coved. Emulsioned walls. PVCu door with frosted glazed panel leading to side of property. Wall mounted gas fired Worcester combination boiler. Space for tumble dryer. Continuation of vinyl flooring. Doorway into:



FAMILY BATHROOM (7' 4" x 6' 8") or (2.23m x 2.02m)

Skimmed and coved ceiling. Inset spotlights. Loft access hatch. Extractor fan. Emulsioned walls. Tiles to splashback. PVCu frosted double glazed window to side of property. Victorian style radiator with heated towel rail. Built in storage. Room is fitted with a three piece suite comprising double ended bath with chrome taps and shower head attachment, wash hand basin set within a vanity and low level w.c. Continuation of the vinyl flooring.

SHOWER ROOM (11' 4" x 5' 1") or (3.45m x 1.55m)

Skimmed and coved ceiling. Inset spotlights. Emulsioned walls. Tiles to splashback areas. PVCu frosted double glazed window to side of property. Victorian style radiator. Chrome heated towel rail. Room is fitted with a three piece suite comprising wall hung modern square wash hand basin, large walk-in shower with overhead rainfall shower and low level w.c. Vinyl flooring.

BEDROOM 1 (12' 4" x 9' 8") or (3.77m x 2.95m)

Skimmed and coved ceiling. Inset spotlights. Emulsioned walls. Front facing PVCu double glazed window set with a bay. Radiator. Built in wardrobes. Oak flooring.

BEDROOM 2 (11' 5" x 8' 7") or (3.47m x 2.62m)

Skimmed and coved ceiling. Inset spotlights. Emulsioned walls. Front facing PVCu double glazed window set with a bay. Radiator. Oak flooring.

BEDROOM 3 (11' 4" x 5' 1") or (3.46m x 1.54m)

Skimmed and coved ceiling. Inset spotlights. Emulsioned walls. Side facing PVCu double glazed window. Radiator. Oak flooring.

INTEGRAL GARAGE (25' 2" x 9' 3") or (7.68m x 2.81m)

Strip light. Power installed. Laminate flooring. Up and over roller door.

OUTSIDE

To the rear of the property there are beautiful views over the river. Courtyard ideal for patio furniture. Outside light. Outside tap. Gated access to the front.

To the front of the property there is a low maintenance garden with artificial turf. Ample off road parking for several vehicles.


NOTE

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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	71	
(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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