

Payton  
Jewell  
Caines



Bertha Road, Port Talbot, Neath Port  
Talbot. SA13 2AW

£225,000



PAYTON  
JEWELL  
CAINES

## Bertha Road, Port Talbot, Neath Port Talbot. SA13 2AW

This extended traditional semi detached property is ideally located within easy access of Cwm Brombil School and offers larger than average accommodation with two reception rooms, family shower room to the first floor and ample off road parking. Internal viewing is highly recommended to appreciate.

**£225,000 - Freehold**

- Extended three bedroom semi detached house
- Conservatory to the rear
- Built in wardrobes for all bedrooms
- Enclosed south facing garden
- Off road parking and single garage
- EPC - / Council Tax - C



## DESCRIPTION

Conveniently situated within easy access of local shops, amenities and the M4 corridor. This semi detached house offers ample accommodation through out would make an ideal purchase for a family. Accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen and conservatory. To the first floor three bedrooms all having built in wardrobes and shower room. Externally to the rear there is a low maintenance south facing garden with side access to the front with off road parking and garage.

### Key Features

Traditional semi detached house  
Walking distance of Cae Brombil Comprehensive school  
Ideally located for access to the M4  
Freehold  
Driveway parking

## HALLWAY

Access via PVCu door. Ceiling is skimmed and emulsioned with spotlights and coving. Walls are skimmed and emulsioned. High rise cupboard housing electric and gas meters. Radiator. Stair case leads to first floor landing. Laminate flooring. Door into:

### LOUNGE (14' 6" x 11' 11") or (4.41m x 3.63m)

Ceiling is skimmed and emulsioned with feature ceiling rose and light. Coving. Skimmed and emulsioned walls. Radiator. PVCu double glazed bay window looks to front aspect. Focal point to the room is a chimney breast with exposed brick. Alcoves to either side and inset fire. Door leading into:

### RECEPTION 2 (16' 4" x 9' 9") or (4.97m x 2.96m)

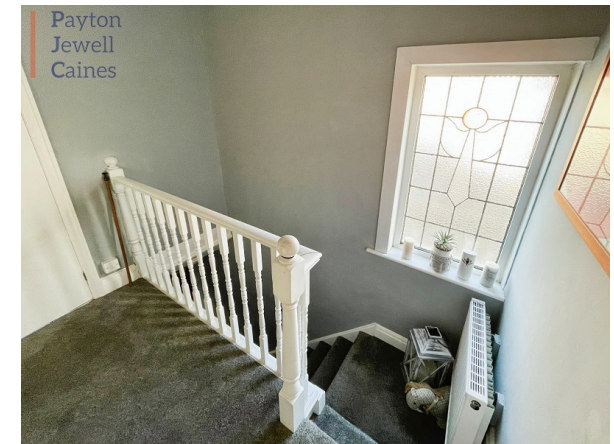
Ceiling is skimmed and emulsioned with feature ceiling rose, light and coving. Skimmed and emulsioned walls. Radiator. PVCu double glazed window looking to side aspect. Gas fire. Under stair storage. Laminate flooring. Double timber doors with glazed panels leads through to:

### KITCHEN (17' 7" x 9' 3") or (5.35m x 2.83m)

Ceiling are skimmed and emulsioned with inset spotlights. Walls are skimmed and emulsioned with tiling to splash back areas. PVCu double glazed window looks to the side aspect. Kitchen is fitted with a solid wood wall and base units with coordinating work surfaces. Stainless steel inset sink with drainer and mixer tap. Integrated double oven and four ring gas burner and over head extraction. Feature beam. Integrated dishwasher. Space and plumbing for automatic washing machine. Integrated low level fridge and freezer. Breakfast bar. Tiled flooring with under floor heating. Square opening into:

### CONSERVATORY (15' 4" x 11' 11") or (4.68m x 3.63m)

Glazed ceiling. PVCu double glazed windows surrounds set dwarf walls. Two radiators. PVCu double glazed french doors lead onto rear garden. Tiled flooring with under floor heating.



## LANDING

Staircase leads to first floor landing with fitted carpet and hand rail. Ceiling is skimmed and emulsioned with spotlights. Access to the loft with drop down ladder. Coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed stain glass obscure window looking to side aspect. Fitted carpet.

## BEDROOM 1 (16' 11" x 10' 0" max) or (5.15m x 3.05m max)

Ceilings are skimmed and emulsioned. Two sets of ceiling lights. Coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to rear aspect. Fitted carpet.

## BEDROOM 2 (11' 6" x 10' 8") or (3.51m x 3.24m)

Ceiling is skimmed and emulsioned with inset spotlights with coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed bay window looks to the front aspect with views over surrounding mountains. Walk in double door wardrobe. Laminate flooring.

## BEDROOM 3 (9' 7" x 8' 4") or (2.92m x 2.55m)

Ceilings are skimmed and emulsioned with two sets of ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the rear aspect. Built in double door storage cupboard housing gas fired combination boiler. Radiator. Fitted carpet.

## FAMILY BATHROOM (9' 2" x 5' 11") or (2.80m x 1.80m)

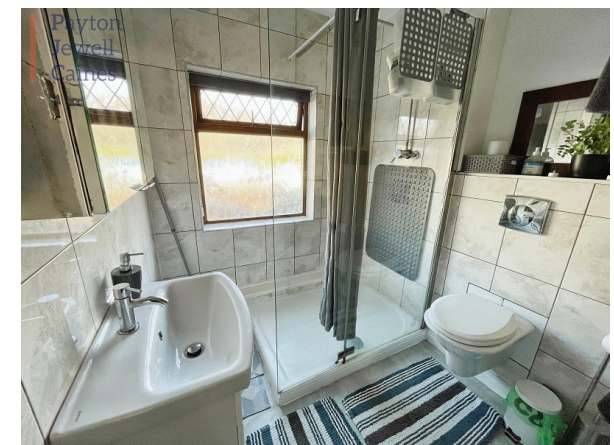
Ceilings are skimmed and emulsioned with inset spotlights and extractor fan. Floor to ceiling ceramic wall tiles. Chrome wall hung heated towel rail. PVCu double glazed frosted window looks to the front aspect. The room is fitted with a three piece suite in white comprising W.C., wash hand basin with vanity beneath and large walk in shower. Laminate flooring.

## OUTSIDE

To the front is low maintenance with driveway for off road parking laid to block paver. Leads to a single garage. To the rear of the property is a enclosed low maintenance garden. Decked area with steps take you down to a patio area. Door takes you into the garage.


## NOTE

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



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# 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.



## Awaiting Floorplans

Please visit [pjchomes.co.uk](http://pjchomes.co.uk) for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 [twitter.com/pjchomes](https://twitter.com/pjchomes)

 Search 'Payton Jewell Caines'

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](http://www.pjchomes.co.uk)

01639 891268

### Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)