



Payton  
Jewell  
Caines

Falcon Drive, Cimla, Neath, Neath Port  
Talbot. SA11 3SG

£179,950

**PJC** PAYTON  
JEWELL  
CAINES



## Falcon Drive, Cimla, Neath, Neath Port Talbot. SA11 3SG

We are pleased to present to the market this immaculately presented two bedroom semi-detached bungalow located in the popular area of Cimla. Early viewing is highly recommended to fully appreciate this beautiful home.

**£179,950 - Freehold**

- Two double bedrooms
- Off road parking including Single garage
- Utility room
- New windows and doors throughout
- Sunny pleasant rear garden
- EPC E/Council tax C





## DESCRIPTION

An immaculately presented two bedroom semi-detached bungalow located in the popular area of Cimla. This property benefits from being close to Cefn Saeson Comprehensive School, local shops, amenities and transport links to Port Talbot town centre and the M4 corridor. Early viewing is highly recommended to appreciate this well presented home.

The property briefly consists of entrance porch into lounge, kitchen, utility room, two double bedrooms and shower room. Externally there is a front garden with off road parking and driveway to single garage as well as a rear garden.

## ENTRANCE

Part glazed composite front door into porch. Artex ceiling. Wood panelled walls with dado rail. Skirting board. Ceramic floor tiles. Radiator. Side facing frosted double glazed PVCu panel. Glazed modern wooden door into lounge.

## RECEPTION (15' 2" x 12' 11") or (4.62m x 3.93m)

Emulsioned ceiling. Emulsioned walls with dado rail. Skirting board. Wood effect laminate flooring. Front facing PVC double glazed window with fitted Venetian blinds. Radiator.

## KITCHEN (9' 7" x 7' 4") or (2.92m x 2.23m)

Stippled ceiling with coving. Emulsioned walls with ceramic tiles to splash back area. Ceramic floor tiles. Kitchen is fitted with a range of grey matt melamine floor and wall cupboards. Solid wood worktops. Rear facing PVCu double glazed window with fitted Venetian blind. Black melamine sink and drainer with brushed steel hot and cold mixer tap. Undercounter space for two appliances. Space for an upright fridge/freezer. Built in four ring black enamel electric hob with glass splash-back and black overhead extractor hood. Built in electric oven.

## HALLWAY

Stippled ceiling with loft access hatch. Emulsioned walls. Wood effect laminate floor. Two built in storage cupboards with louvred doors. Doors leading off.

## BEDROOM 1 (14' 5" x 8' 2") or (4.39m x 2.50m)

Stippled ceiling with coving and ceiling rose. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted Venetian blind.

## BEDROOM 2 (10' 11" x 8' 2") or (3.33m x 2.49m)

Stippled ceiling with coving. Emulsioned walls. Skirting board. Fitted carpet. Rear facing PVCu double glazed window with fitted Venetian blind. Radiator.

## FAMILY BATHROOM (6' 5" x 5' 5") or (1.96m x 1.65m)

Emulsioned ceiling. Floor to ceiling ceramic wall tiles. Grey laminate floor tiles. rear facing frosted PVCu double glazed window. Chrome wall mounted heated towel rail. Room is fitted with a three piece suite comprising low level WC. Vanity wash hand basin with chrome hot and cold mixer tap. Double width walk in shower with white shower tray, chrome wall mounted shower and glass shower screen.



## FRONT GARDEN

Laid with tarmac to accommodate off-road parking for two vehicles with further parking on a paved driveway leading to the garage.

## REAR GARDEN

Bounded on three sides by block wall and fencing. Tiered rear garden laid mainly with lawn with paved sun terrace and paved pathway leading down steps to utility room entry door.

## UTILITY (10' 3" x 6' 11") or (3.12m x 2.10m)

Useful utility space at the rear of the garage. Stippled ceiling. Stippled walls. Concrete floor. Solid wood worktop with Undercounter space for appliances. Wall mounted gas fired combination boiler. Doorway into garage.

## GUEST BEDROOM (10' 2" x 8' 4") or (3.09m x 2.53m)

Emulsioned ceiling and walls. Wall light. Wood effect vinyl flooring. Door into garage. PVCu part glazed door leading to garden.

## EN-SUITE (7' 2" x 3' 1") or (2.19m x 0.95m)

Emulsioned ceiling and walls. Wall light. Continuation of flooring. Fitted with a white two piece suite comprising W.C. and wash hand basin set within vanity unit. Wall mounted combination boiler.

## GARAGE

Single garage with traditional up and over door leading to driveway. Laminate counter top with space for two appliances.

## NOTES


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](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>                            |                         | 87  |
| (69-80) <b>C</b>                            |                         |   |
| (55-68) <b>D</b>                            |                         |   |
| (39-54) <b>E</b>                            | 54                      |   |
| (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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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)