

FOR
SALE



230 Old Road, Neath, West Glamorgan SA11 2ER

£135,000 -

Payton
Jewell
Caines

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PROPERTY SUMMARY

Two bedroom mid terrace house comprising entrance hall, lounge, dining room, fitted kitchen, upstairs family bathroom, two bedrooms, garden to the front and rear with attractive views from the top of the rear garden. The property benefits from gas central heating and double glazing.

POINTS OF INTEREST

- Two bedroom mid terrace house
- Two reception rooms
- Fitted kitchen
- Upstairs family bathroom
- Front and rear gardens
- EPC-D



ROOM DESCRIPTIONS

Entrance

Via PVCu opaque double glazed door into the entrance hall finished with papered walls, radiator and fitted carpet. Staircase leading to the first floor. Doors leading to the lounge.

Lounge

3.44m x 3.55m (11' 3" x 11' 8") Emulsioned walls, window overlooking the front of the property, radiator, solid fuel wood burner, meter cupboard and fitted carpet. Open plan leading into the dining area.

Dining room

3.72m x 3.54m (12' 2" x 11' 7") Emulsioned walls, window overlooking the rear of the property, radiator, dual fuel burner and fitted carpet. Under stair storage cupboard. Door leading to the kitchen.

Kitchen

2.35m x 2.76m (7' 9" x 9' 1") Textured ceiling with beams, window and door to the side and a window overlooking the rear of the property, tiling to splash back areas and vinyl flooring. A range of wall and base units with complementary roll edge work surfaces. Integrated gas hob and electric oven. Stainless steel circular sink and drainer. Plumbing for automatic washing machine.

First floor landing

Via stairs. Access to loft, emulsioned walls and fitted carpet. Doors leading to bedrooms and.

Bedroom 1

3.41m x 4.73m (11' 2" x 15' 6") Coved ceiling, emulsioned walls, two PVCu double glazed windows overlooking the front, radiator and fitted carpet.

Bedroom 2

3.06m x 3.78m (10' 0" x 12' 5") Coved ceiling, emulsioned walls, window overlooking the rear of the property, radiator and fitted carpet.

Bathroom

2.68m x 2.39m (8' 10" x 7' 10") PVCu opaque double glazed window overlooking the side of the property, ceramic tiled walls, heated towel rail and vinyl flooring. Three piece suite comprising low level WC, wash hand basin set within vanity unit and shower bath with screen and mains fed shower.

Outside

Steps up to tiered garden, garden shed, panelled fencing, area laid to lawn and views over Neath.

Gate leading to steps up to the front door. Lawned area, a range of flower and shrub borders and retaining wall.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(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	