

FOR  
SALE



11 Sandy Close, Sandfields, Port Talbot, West Glamorgan SA12 6ST

£140,000 -

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Payton  
Jewell  
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## PROPERTY SUMMARY

Three bedroom terrace house comprising entrance porch, hallway, two reception rooms, kitchen/diner, secondary hallway, downstairs wet room, three bedrooms, upstairs bathroom and rear courtyard.

## POINTS OF INTEREST

- Three bedroom terrace house
- Wet room to the ground floor plus upstairs bathroom
- Two reception rooms
- Kitchen/diner

## ROOM DESCRIPTIONS

### Entrance

Via PVCu opaque double glazed door leading into the porch finished with double glazed PVCu window overlooking the front and either side, emulsioned walls and tiled flooring. Opaque window and door leading into the hallway.

### Hallway

Emulsioned walls, radiator, under stair storage and laminate flooring. Stairs leading to the first floor. Doors to lounge and kitchen/diner.

### Lounge

3.17m x 3.33m (10' 5" x 10' 11") PVCu double glazed window overlooking the front and radiator. Fireplace with marble effect insert and hearth.

### Kitchen/diner

3.30m x 6.12m (10' 10" x 20' 1") Down lights, PVCu double glazed window overlooking the rear, emulsioned walls, heated towel rail and radiator. A range of wall and base units. Integrated electric hob, double oven, extractor fan. Stainless steel sink with single drainer and swan neck mixer tap. Splash back areas. Plumbing for washing machine. Built in dishwasher. Entrance to secondary hallway. Glazed door leading into reception 2.

### Secondary hallway

Opaque door leading to the front. Storage cupboards.

### Reception room 2

3.40m x 3.47m (11' 2" x 11' 5") Two Velux windows, down lights, emulsioned walls, double glazed patio door leading to the rear garden, radiator and laminate flooring. Door leading to wet room.

### Wet room

Down lights, PVCu opaque double glazed window overlooking the rear, extractor fan, heated towel rail. Low level WC, pedestal wash hand basin and electric shower attachment.

### First floor landing

Via stairs. Access to loft. Storage cupboard with wall mounted combination boiler. Doors leading to bathroom.

### Bathroom

PVCu opaque double glazed window overlooking the front and part emulsioned/part tiled walls. Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and built in shower unit.

### Bedroom 1

2.89m x 3.98m (9' 6" x 13' 1") Two double glazed windows overlooking the front of the property, radiator, storage cupboard, emulsioned walls and laminate flooring.

### Bedroom 2

3.60m x 2.54m (11' 10" x 8' 4") PVCu double glazed window overlooking the rear, radiator, emulsioned walls and laminate flooring. Built in storage cupboard.

### Bedroom 3

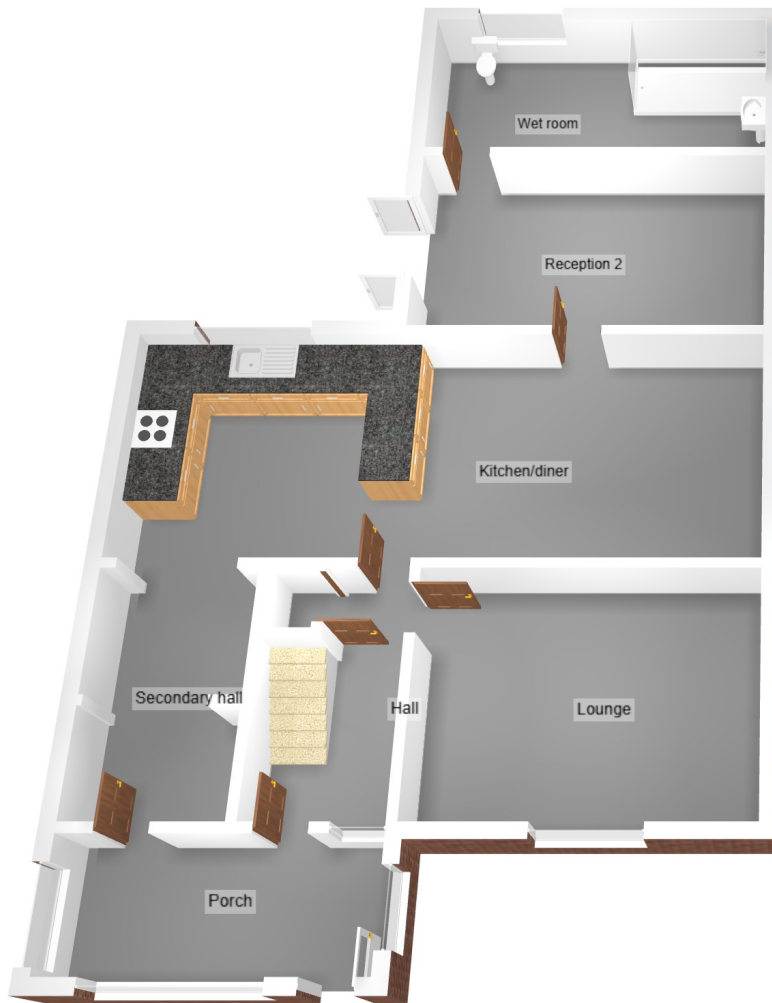
2.58m x 2.81m (8' 6" x 9' 3") PVCu double glazed window overlooking the rear of the property, radiator, emulsioned walls and laminate flooring.

### Outside

Rear courtyard with brick built garden shed.

The front is laid to stone chippings with border wall.





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