

FOR  
SALE



22 Golwg Y Madjoe, Sandfields, Neath Port Talbot SA12 6FA

£270,000 - Freehold

53, Station Road, Port Talbot, SA13 1NW 01639 891268 [porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Payton  
Jewell  
Caines

## PROPERTY SUMMARY

Situated just metres from Aberavon Beach, this immaculately presented family home enjoys spectacular coastal views extending as far as Mumbles Point. Arranged over three spacious storeys, the property offers versatile and well-appointed accommodation throughout. The ground floor comprises a modern kitchen/dining area, a convenient downstairs WC, and an additional reception room which can be utilised as a study or fourth bedroom —ideal for flexible living or multi-generational use. To the upper floors, the property features a generously sized primary bedroom with en-suite, alongside further well-proportioned bedrooms. Externally, the home benefits from two parallel parking spaces and low-maintenance gardens. Ideally located within walking distance of local shops, schools, and a range of amenities, this exceptional home combines coastal living with everyday convenience. Early viewing is highly recommended to fully appreciate the quality and versatility of accommodation on offer..

## POINTS OF INTEREST

- Three bedroom townhouse
- Kitchen / diner
- Two reception rooms
- Downstairs WC & en-suite shower room
- EPC - B / Council Tax -
- Allocated car parking for two spaces



## ROOM DESCRIPTIONS

### Entrance

Via composite front door leading into the hallway finished with emulsioned ceilings and walls, radiator and vinyl flooring. Staircase leading to the first floor accommodation. Storage cupboard and doors leading off.

### Reception 2 / home office

2.44m x 3.43m (8' 0" x 11' 3") Emulsioned ceiling and walls, PVC double glazed window overlooking the front of the property, radiator and fitted carpet.

### Downstairs WC

1.28m x 1.77m (4' 2" x 5' 10") Emulsioned ceiling and walls, radiator and vinyl flooring. Two piece suite comprising low-level WC and wall mounted wash hand basin with tiled splashback.

### Kitchen/diner

3.29m x 3.96m (10' 10" x 13' 0") Emulsioned ceiling and walls, PVCu double glazed window overlooking the rear of the property and PVCu French doors leading out to the rear garden, radiator and a continuation of the vinyl flooring. The Kitchen is fitted with a range of wall and base units with complementary work surface. Integrated kitchen appliances include; fridge freezer, dishwasher and washing machine. Inset four ring gas hob with stainless steel extractor hood above and electric oven below. Inset one and a half stainless steel sink and drainer. Space for dining furniture. Wall cupboard housing the gas fired combination boiler, door into under stair storage cupboard.

### Landing

Via stairs. Emulsioned ceiling and walls, fitted carpet. Storage cupboard. Stairs leading to second floor accommodation. All doors leading off.

### Reception 1

3.82m x 3.97m (12' 6" x 13' 0") Emulsioned ceiling and walls, PVCu double glazed window overlooking the front of the property, PVCu double glazed patio doors leading out to a glass Juliet balcony overlooking the front of the property, radiator and fitted carpet. Cupboard into over stair storage.

### Bedroom 3

2.29m x 3.97m (7' 6" x 13' 0") Emulsioned ceiling and walls, two PVCu double glazed windows overlooking the rear of the property, fitted carpet, radiator and fitted wardrobes.

### Second floor landing

Emulsioned ceiling with loft access hatch, emulsioned walls, fitted carpet and all doors leading off.

### Bedroom 1

2.84m x 3.40m (9' 4" x 11' 2") Emulsioned ceiling and walls, two PVCu double glazed windows overlooking the front of the property, radiator and fitted carpet. Fitted wardrobes and door into ensuite.

### En suite

1.49m x 1.77m (4' 11" x 5' 10") Emulsioned ceiling with extractor fan, part emulsioned/part tiled walls, radiator and laminate flooring. Three-piece suite comprising low-level WC, pedestal wash hand basin and shower cubicle with a chrome mains shower and glass sliding door.

### Bedroom 2

2.75m x 3.99m (9' 0" x 13' 1") Emulsioned ceiling and walls, two PVCu double glazed windows overlooking the rear of the property, radiator and fitted carpet. Door into over stair storage cupboard.

### Family bathroom

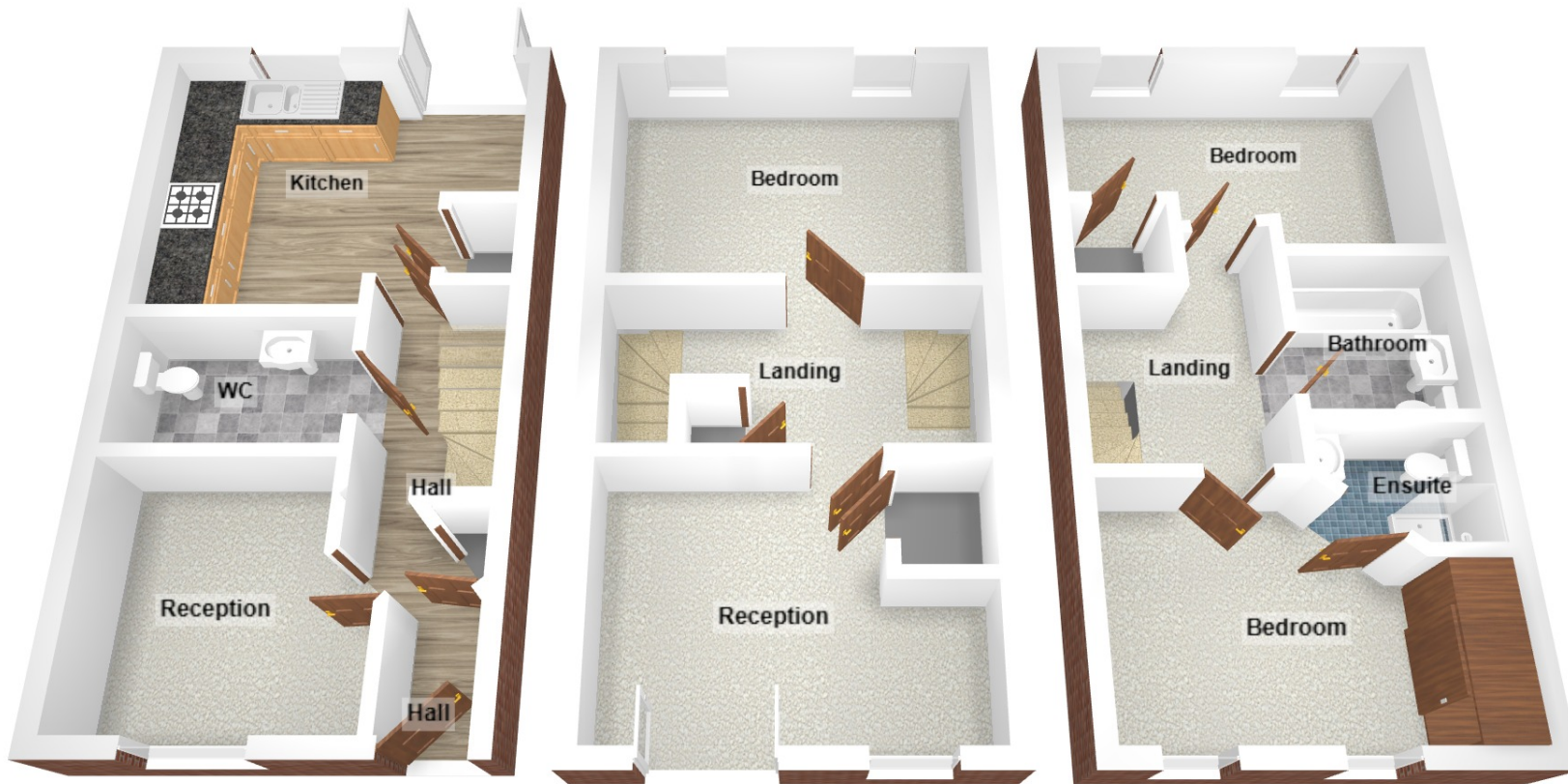
1.78m x 2.09m (5' 10" x 6' 10") Emulsioned ceiling with extractor fan, part emulsioned/ part tiled walls. radiator and wood effect vinyl flooring. Three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with chrome tap and double shower head above.

### Outside

The rear the garden is enclosed and bounded by fence, wooden rear gate giving access to the two allocated car parking spaces. Laid to patio slabs ideal for garden furniture with stone chip borders.

To the front there is footpath leading to the front door with black metal railings.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	86	
(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>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	