



Lake Road, Port Talbot, Neath Port Talbot.
SA12 6AL

£129,995

PJC PAYTON
JEWELL
CAINES

Lake Road, Port Talbot, Neath Port Talbot. SA12 6AL

We are pleased to offer this Cornish design semi detached three bedroom house in the popular location of LITTLE WARREN. Ideally located near local shops and amenities with good M4 access. Benefiting from off road parking. VIEWING IS HIGHLY RECOMMENDED.

£129,995 - Freehold

- Three bedroom semi detached house
- Open plan kitchen/diner
- Conservatory with under-floor heating
- Newly fitted bathroom
- Viewing highly recommended



OVERVIEW

This property is ideally located within walking distance of Aberavon seafront and offers good size accommodation throughout with enclosed gardens to the front and rear, also benefiting from off road parking for two cars.

Briefly comprising to the ground floor, open plan kitchen/dining room, lounge and conservatory. To the first floor three bedrooms and a family bathroom.

ENTRANCE HALLWAY

Enter via double glazed PVCu glass panel door. Smoke detector. Staircase to first floor with fitted carpet. Understairs storage. Radiator. Laminate flooring. Door leading to:

OPEN PLAN KITCHEN/DINER (19' 9" x 8' 8") or (6.02m x 2.63m)

Skimmed ceiling with sunken spotlights. Double glazed PVCu window to the rear. Fitted kitchen having a range of base and wall units with coordinating roll edge worktops and ceramic tiling to splashback. Four ring electric hob with oven beneath and extractor fan. One and a half bowl ceramic sink and drainer with mixer tap. Plumbing for automatic washing machine. Space for low level fridge and freezer. Radiator. Tiled flooring.

Dining area:

Adequate space for dining table and chairs. Wood effect laminate flooring. Double glazed PVCu sliding door leading to conservatory. Square arch with space saver doors leading to:

RECEPTION 1 (13' 3" x 10' 8") or (4.04m x 3.24m)

Coving. Newly painted walls. Large picture double glazed PVCu window to the front. Radiator. Chimney breast with alcoves either side. Feature gas fire place set on a marble hearth with back and surround. Wood effect laminate flooring.

CONSERVATORY (14' 2" x 8' 0") or (4.32m x 2.44m)

Vaulted ceiling. Dwarf wall. Wall lights. Double glazed PVCu double doors leading to rear garden. Double glazed PVCu windows overlooking the rear. Wall mounted electric heater. Tiled flooring with under floor heating.

LANDING

Centre light. Smoke detector. Loft access. Continuation of fitted carpet from the stair case. All doors leading to:

BEDROOM 1 (13' 9" x 8' 10") or (4.20m x 2.68m)

Centre light. Coving. Double glazed PVCu window to the rear. Radiator. Papered walls. Fitted carpet.

BEDROOM 2 (11' 4" x 8' 11") or (3.45m x 2.71m)

Centre light. Papered ceiling. Papered walls. Double glazed PVCu window to the front. Radiator. Built in storage cupboard. Fitted wardrobes. Fitted carpet.

BEDROOM 3 (8' 7" x 7' 10") or (2.61m x 2.40m)

Centre light. Papered ceiling. Papered walls. Double glazed PVCu window to the front. Radiator. Fitted carpet.



BATHROOM (7' 8" x 5' 6") or (2.34m x 1.67m)


Sunken spot lights. Double glazed frosted glass PVCu window to the rear. Newly fitted three piece suite comprising panel bath with Jacuzzi jets, mains fed over-head shower with glass screen, low level w.c. and hand basin built into white gloss vanity unit. Tilled walls with decorative tiled border. Radiator with towel rail. Vinyl Flooring.

OUTSIDE

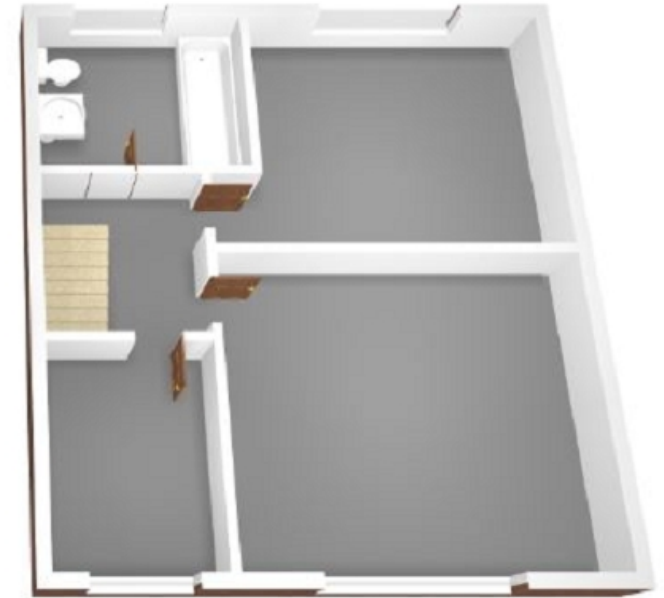
Large patio area to the rear. Steps leading to second tier with border of mature plants and shrubs. Hard standing area providing off road parking for up to two cars with brand new wooden double gates leading to the rear lane. Large wooden storage shed with electricity. Outside tap. Wooden side gate giving access to the front of the property. To the front low maintenance mainly laid to chipping's and patio. Low level walls, gate and pathway leading to front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk