



St. Asaph Drive, Port Talbot, Neath Port Talbot. SA12 7LL

£135,000



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Benefiting from GOOD SIZED ACCOMMODATION throughout, this property would make an ideal purchase for FIRST TIME BUYERS, FAMILIES OR INVESTORS. Situated in a CUL-DE-SAC location that is convenient for LOCAL AMENITIES.

£135,000 - Freehold

- Three bedroom semi detached home
- Good sized accommodation
- Family bathroom
- Enclosed rear garden
- No ongoing chain



OVERVIEW

This good sized three bedroom semi detached property located in the popular residential area of Sandfields and is positioned near the local row of shops at Fairway. Aberavon seafront, schools, supermarkets, resource centre and Neath Port Talbot Hospital are within easy reach.

Accommodation to the ground floor comprises entrance hall, two reception rooms and kitchen.

To the first floor, there are three bedrooms and a family bathroom.

Externally to the rear there is an enclosed garden with a storage outbuilding. To the front there is a laid to lawn garden with potential to create parking.

ENTRANCE HALL

Enter via double glazed PVCu frosted glass door with side window into entrance hall. Centre ceiling light. Staircase to first floor with fitted carpet. Access to under-stair storage. Radiator. Fitted carpet. Doorways leading off.

RECEPTION 1 (11' 5" x 10' 2") or (3.48m x 3.10m)

Centre ceiling light and coving. Double glazed PVCu window overlooking the front. Radiator. Chimney breast with alcoves either side. Fitted carpet.

RECEPTION 2 (14' 10" x 10' 5") or (4.51m x 3.17m)

Coving. Wall lights. Double glazed PVCu window overlooking the rear garden. Radiator. Chimney breast with alcoves either side. Wall mounted gas fire. Fitted carpet.

KITCHEN (11' 7" x 7' 2") or (3.53m x 2.19m)

Centre ceiling light. Partly tiled walls. Double glazed PVCu window overlooking the side. Double glazed frosted panel door giving access to the rear garden. Kitchen comprises a range of base units with complementary work surfaces. Single sink and drainer with mixer tap. Cooker point. Built in pantry cupboard. Fridge, washing machine and cooker which could remain if needed. Fitted carpet covering tiled floor.

FIRST FLOOR LANDING

Centre ceiling light. Double glazed PVCu window. Fitted carpet. Storage cupboards housing tank and cylinder. Doorways leading off to three bedrooms and family bathroom.

BEDROOM 1 (11' 1" x 10' 2") or (3.39m x 3.10m)

Centre ceiling light. Double glazed PVCu window overlooking the front. Radiator. Built in storage cupboard. Fitted carpet.

BEDROOM 2 (11' 4" x 10' 6") or (3.46m x 3.19m)

Centre ceiling light and coving. Double glazed PVCu window overlooking the rear. Radiator. Built in storage. Fitted carpet.

BEDROOM 3 (10' 5" x 7' 4") or (3.18m x 2.23m)

Centre ceiling light. Double glazed PVCu window. Fitted carpet.



FAMILY BATHROOM (7' 1" x 7' 0") or (2.15m x 2.13m)


Centre ceiling light. Double glazed frosted PVCu window overlooking the side. Radiator. Tiling to splash-back areas. Three piece suite comprising panelled bath, low level W.C and pedestal wash hand basin. Fitted carpet.

OUTSIDE

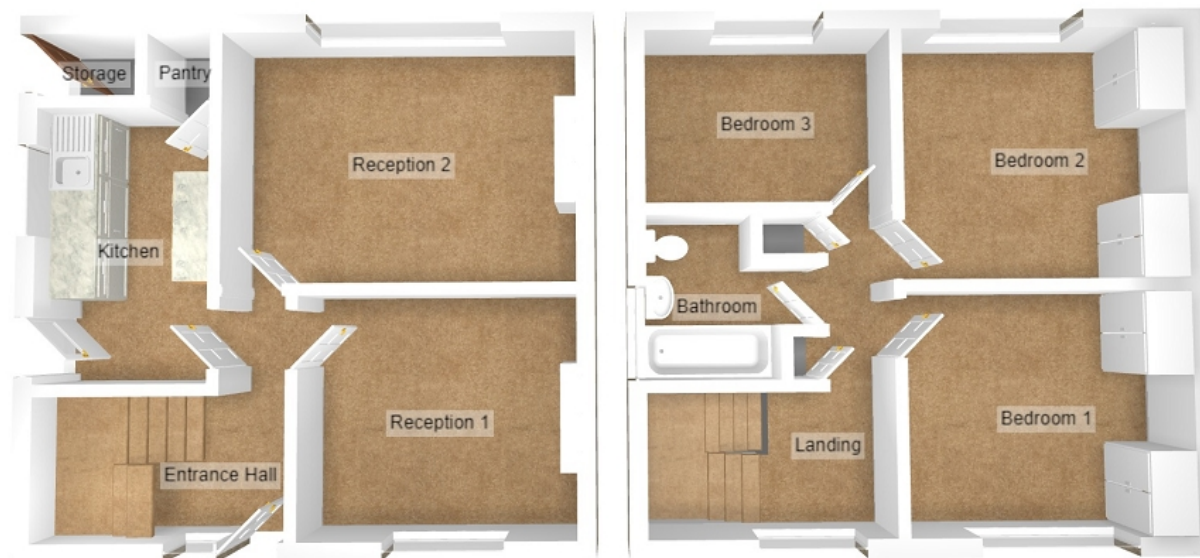
The rear garden is enclosed by wall and panel fencing with some hedgerow. Pathway leading from front to back. Mainly laid to lawn. Outbuilding storage shed. Pathway to side leading to the front of the property. The front garden is partly enclosed by low level walls. Pathway leading to front door. Two lawned areas. Potential to create parking.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(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.



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