



Addison Road, Port Talbot, Neath Port
Talbot. SA12 6HJ

£145,000

PCJ PAYTON
JEWELL
CAINES

Addison Road, Port Talbot, Neath Port Talbot. SA12 6HJ

Introducing this beautifully presented THREE bedroom semi-detached house IDEALLY LOCATED within walking distance of Port Talbot town centre and Aberavon beach front. EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE all this property has to offer.

£145,000

- Three bedroom semi-detached house
- Well-presented throughout
- Low maintenance enclosed rear garden
- Viewing highly recommended
- Open plan lounge/diner
- EPC - D
- Council tax band B.



DESCRIPTION

Introducing this beautifully presented three bedroom semi-detached house which is conveniently located in close proximity to local shops, Port Talbot town centre and Aberavon sea front.

Accommodation briefly comprises lounge/diner, kitchen, downstairs bathroom and three bedrooms. Externally there are low maintenance enclosed front and rear gardens with off-road parking for one vehicle. Viewing is highly recommended to appreciate what this property has to offer.

ENTRANCE HALL

Access via part-glazed composite front door. Skimmed and coved ceiling. Emulsioned walls. Laminate flooring. Staircase leading to the first floor with fitted carpet. Doorway into lounge/diner.

LOUNGE/DINER (19' 1" x 14' 10") or (5.81m x 4.52m)

The lounge and dining area are both finished with a skimmed and coved ceiling with ceiling rose and centre light. Emulsioned walls with dado rail and feature papered chimney breast. Laminate flooring. Two radiators. Two double glazed uPVC windows to the front and rear of the property. Door leading to the inner passage.

INNER PASSAGE

Tongue and groove ceiling with inset ceiling lights and access to small loft space. Tiled flooring. uPVC part-panelled part-double glazed door to rear garden. Doorways leading to kitchen and downstairs bathroom.

KITCHEN (11' 5" x 8' 0") or (3.49m x 2.45m)

Skimmed and coved ceiling. Emulsioned walls. Double glazed uPVC window to the rear of the property. Radiator. The kitchen benefits from a range of wall and base units with complementary work surfaces and modern tiling to the splash back areas. One and a half bowl stainless steel single drainer sink unit with mixer tap. Gas cooker point. Space for appliances. Plumbing for automatic washing machine.

DOWNSTAIRS BATHROOM (11' 4" x 5' 9") or (3.46m x 1.74m)

Respatex tongue and groove ceiling. Respatex walls. Laminate flooring. Three piece suite in white comprising low level WC, wash hand basin set within a vanity unit and P-shaped bath with overhead mains fed rainforest shower and glass shower screen. Extractor fan. Chrome heated towel rail.

LANDING

Skimmed and coved ceiling. PIV system. Emulsioned walls. All doors leading off.

BEDROOM 1 (14' 11" x 8' 4") or (4.55m x 2.55m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. Two uPVC double glazed windows to the front of the property with fitted vertical blinds. Access to over-stairs storage area with window.

BEDROOM 2 (10' 4" x 8' 9") or (3.16m x 2.66m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. Double glazed uPVC window to the rear of the property with fitted vertical blinds. Cupboard housing the gas-fired combination boiler.



BEDROOM 3 (9' 0" x 7' 3") or (2.75m x 2.21m)

Skimmed and coved ceiling with hatch providing access to loft space. Emulsioned walls. Fitted carpet. Radiator. Double glazed uPVC window to the front of the property.

OUTSIDE

The front of the property benefits from an enclosed garden laid to decorative chipping's. Pedestrian gate with footpath leading to the front door.


The rear garden is enclosed by wood panel fencing. Large patio area ideal for garden furniture. Area of Astroturf and decorative chipping's. Large storage shed to remain. Side gate providing access to the shared driveway which provides parking for one vehicle.

NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(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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