



Orchid Close, Port Talbot, Neath Port Talbot. SA12 7EN

£130,000



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Introducing this THREE bedroom house located in the sought after residential area of SANDFIELDS, which is within walking distance of ABERAVON BEACH, schools, shops and amenities. Ideal for a first time buyer.

£130,000 - Freehold

- Three bedroom house.
- Two reception rooms.
- Family Bathroom.
- Garden to front and rear
- Council Tax B/EPC Rating D



DESCRIPTION

We are pleased to offer to the market this traditional THREE bedroom property. Ideally located within the Sandfields area, close proximity to Aberavon seafront, local schools, shops and the M4 corridor and offers spacious accommodation throughout.

Accommodation briefly comprises of hallway, two reception rooms, kitchen, and family bathroom.

ENTRANCE

Accessed via PVCu front door leading into hallway.

HALLWAY

Skimmed ceiling with flush light fitting, papered emulsions walls, skirting, wood effect vinyl flooring stairs leading to first floor accommodation. Built in cupboard and all doors leading off.

FRONT RECEPTION ROOM (11' 10" x 9' 10") or (3.61m x 3.0m)

Polystyrene tiled ceiling with coving and centre pendant light, emulsions skimmed walls, skirting, fitted carpet, radiator, tiled hearth and fire surround with gas fire and front facing PVCu window with curtain and pole.

RECEPTION 1 (14' 11" x 10' 9") or (4.54m x 3.27m)

Polystyrene tiled ceiling with coving and centre pendant fan light fitting, papered emulsions walls, skirting, wood effect laminate flooring, radiator, marble hearth with wooden fire surround with gas fire and PVCu double glazed french doors leading out to rear garden with vertical blinds and wooden curtain pole.

KITCHEN (14' 7" x 7' 3") or (4.45m x 2.22m)

Stippled ceiling with two flush light fittings, artex walls, vinyl flooring and side facing PVCu window and frosted PVCu door leading to garden. Kitchen is fitted with melamine wall and base units, cream melamine sink with mixer tap and wall mounted gas boiler. Under counter space for washing machine and space for an upright fridge/freezer.

LANDING

Emulsions skimmed ceiling with flush light fitting and loft access hatch, papered walls, fitted carpet, two built in airing cupboards one housing the water tank and front facing PVCu double glazed window fitted with vertical blind. All doors leading off.

BEDROOM 1 (11' 2" x 9' 10") or (3.41m x 3.0m)

Papered ceiling with centre pendant light, emulsions skimmed walls, skirting, fitted carpet, radiator and front facing PVCu window.

BEDROOM 2 (11' 8" x 10' 7") or (3.55m x 3.22m)

Papered ceiling with flush spot like fitting, papered walls, skirting, wood effect laminate flooring, radiator and rear facing PVCu double glazed window.

BEDROOM 3 (10' 3" x 6' 8") or (3.13m x 2.02m)

Emulsions skimmed ceiling with centre pendant light, papered walls, skirting, fitted carpet, radiator and rear facing PVCu window.



BATHROOM (7' 2" x 6' 11") or (2.18m x 2.12m)


Stippled ceiling with flush light, artex walls with tiled splash back area, vinyl flooring and side facing frosted PVCu window. Bathroom is fitted with a three piece suite in white comprising w.c. pedestal wash hand basin with chrome hot and cold taps and bath tub with overhead shower and plastic shower screen.

OUTSIDE

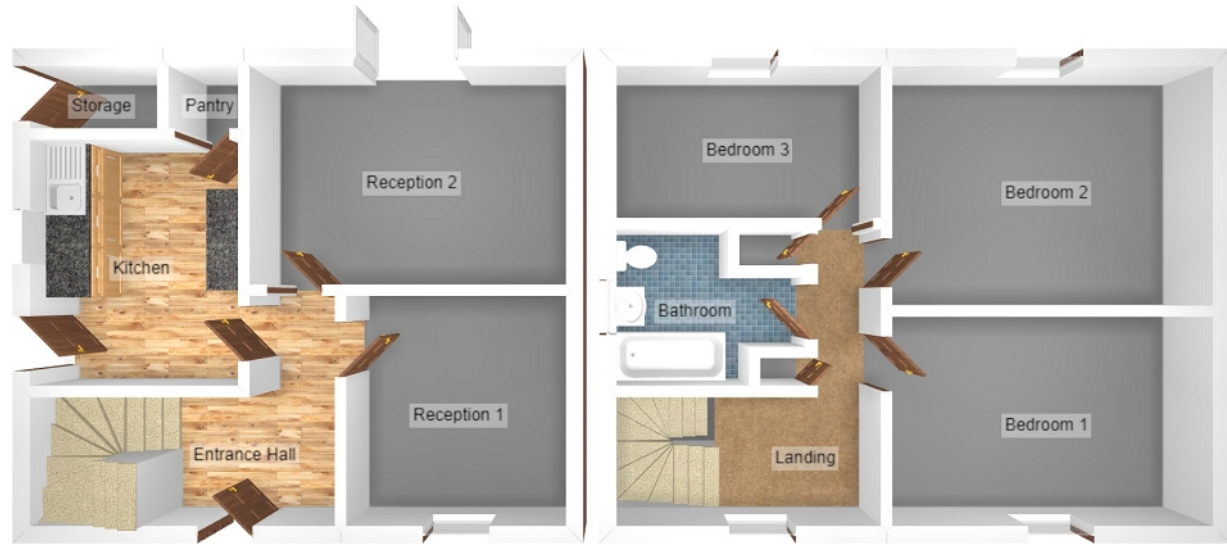
To the rear there is a large laid mainly to lawn garden bounded on three sides by block walling. The garden has two block built storage sheds and a aluminium green house. Footpath leading around the side to front of the property.

The front of the property is bounded on three sides block walling, the garden is mainly laid to lawn with a graveled area. Gates leading onto driveway for off road parking and footpath leading to front door.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(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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