



Elgar Avenue, Port Talbot, Neath Port Talbot. SA12 7TH

£160,000



## Elgar Avenue, Port Talbot, Neath Port Talbot. SA12 7TH

Introducing this THREE bedroom semi-detached house which offers SPACIOUS ACCOMMODATION throughout and would make an ideal FAMILY HOME. The property is ideally located in Sandfields with excellent transport links. VIEWING IS HIGHLY RECOMMENDED to appreciate this property.

£160,000 - Freehold

- Three bedroom semi-detach property.
- Lounge/Diner.
- Fitted Kitchen.
- PVCu double glazing throughout.
- Single garage.
- Council Tax B/EPC D.



## DESCRIPTION

We are pleased to offer this modern three bedroom semi-detached house. 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 hallway, lounge/diner, fitted kitchen, landing, three bedrooms and family bathroom.

## ENTRANCE

Accessed via PVCu clad storm porch with ceramic floor tiles and composite glazed door and frosted side panel leading into hallway.

## HALLWAY

Tiled ceiling with pendant light fitting, coving, emulsioned papered walls, ceramic floor tiles, radiator, staircase leading to first floor accommodation with under stairs storage cupboard and doors leading off.

## LOUNGE/DINER (22' 10" x 10' 11") or (6.97m x 3.33m)

Emulsioned skimmed ceiling with inset spotlights, coving. Emulsioned papered walls, grey ceramic floor tiles, ceramic skirting, two sets of radiators and two PVCu double glazed window with chrome curtain poles to the front and rear of property.

## KITCHEN (8' 5" x 8' 4") or (2.57m x 2.55m)

Emulsioned skimmed ceiling with a chrome spotlight strip light fitting, respatex floor to ceiling cladding. Continuation of grey ceramic floor tiles and rear facing PVCu double glazed window. Room is fitted with a range of grey and cream gloss wall and floor cupboards with under counter space for washing machine, slimline dishwasher and free standing cooker. Space for side by side fridge/freezer and black melamine one and a half sink and drainer with chrome hot and cold mixer tap. Alcove with shelving and frosted glazed PVCu door leading to rear garden.

## LANDING

Tiled ceiling with centre pendant light and loft access hatch, coving. Papered emulsioned walls, floor boards, built in storage cupboard housing the combination boiler and doors leading off.

## BEDROOM 1 (12' 3" x 10' 11") or (3.73m x 3.32m)

Emulsioned skimmed ceiling with flush light fitting, coving, emulsioned skimmed walls, grey wood effect laminate flooring, radiator and rear facing PVCu double glazed with chrome curtain pole.

## BEDROOM 2 (9' 10" x 8' 11") or (3.00m x 2.73m)

Emulsioned skimmed ceiling with flush light fitting, coving, emulsioned skimmed walls, grey wood effect laminate flooring, radiator and front facing PVCu double glazed with metal curtain pole. Room is fitted with floor to ceiling built in storage across one wall.

## BEDROOM 3 (8' 7" x 7' 9") or (2.62m x 2.37m)

Tiled ceiling with centre pendant light fitting, coving, emulsioned skimmed walls, grey wood effect laminate flooring, radiator and rear facing PVCu double glazed fitted with vertical blind and metal curtain pole.



## FAMILY BATHROOM (8' 7" x 5' 2") or (2.61m x 1.57m)

PVC clad ceiling with chrome spotlight fitting, floor to ceiling respatex panelling to the walls, vinyl flooring, radiator and front facing frosted PVCu double glazed window. Room is fitted with a three piece in white comprising of pedestal wash hand basin with chrome hot and cold mixer tap, w.c. Jacuzzi style bath with jets and corner fill chrome hot and cold mixer tap.

## GARAGE

Single garage with three glazed side windows, wooden door accessing from the garden and wooden garage door accessed from rear lane.

## OUTSIDE


To the rear there is a brick built lean-to with toughened glass roof, wood single glazed window panels across one wall and accessed via PVCu glazed door at either end.

Rear garden is low maintenance and laid to patio area and pathway to rear garage. Block built storage shed with sloping roof and accessed via PVCu glazed door.

To the front the garden is laid mainly to lawn and is bounded on three side by block walling. Path leading to front door.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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