



Southdown Road, Port Talbot, Neath Port Talbot. SA12 7HS

£140,000





## Southdown Road, Port Talbot, Neath Port Talbot. SA12 7HS

Three bedroom end terrace property with a open lounge/diner, kitchen and utility space. Three bedrooms and bathroom on the first floor. Enclosed front and rear garden with off road parking to the front. No chain.

£140,000

- Three bedroom end of terrace house.
- Open plan lounge/diner.
- Fitted kitchen and utility room.
- Off road parking.
- NO CHAIN.
- Council Tax B/ EPC C.



## DESCRIPTION

We are pleased to offer this traditional THREE BEDROOM end terrace situated in Sandfields and is in close proximity to Aberavon seafront, local shops, schools and transport link. This property benefits from off road parking, PVCu double glazed throughout and enclosed rear garden. Would be an ideal purchase for FIRST TIME BUYERS.

Accommodation briefly comprises of open plan lounge/diner, fitted kitchen, utility room, three bedrooms and family bathroom.

## ENTRANCE

Accessed via white part glazed PVCu door leading into large open plan lounge/diner.

## OPEN PLAN LOUNGE/DINER (19' 8" x 13' 1") or (6.0m x 4.0m)

Skimmed ceiling with two ceiling rose and pendant lights, coving. Skimmed walls with dado rail and two wall lights, wood effect laminate flooring, two sets of radiators and front facing PVCu double glazed window with wooden curtain pole and curtains. Rear facing PVCu glazed door and side panel leading to the rear garden. Staircase leading to first floor accommodation and doorway leading into kitchen.

## KITCHEN (10' 3" x 9' 10") or (3.13m x 3.00m)

Skimmed ceiling with fluorescent strip light, coving, skimmed walls with ceramic tiles to splash back areas, ceramic floor tiles, radiator and side facing PVCu double glazed window. Room is fitted with a range of solid wood floor and wall cupboards with wood effect laminate wood top. Stainless steel sink and drainer with chrome hot and cold mixer tap. Built in four ring ceramic electric hob with oven and grill below with stainless over head extractor hood. Under counter space for two appliances. Door leading into utility.

## UTILITY (8' 11" x 4' 9") or (2.73m x 1.45m)

Stippled ceiling with pendant light, coving, skimmed walls with ceramic tiles to splash back areas. Ceramic floor tiles continued through and side facing frosted glass and PVCu door leading to the side of the property and side facing PVCu double glazed window. Solid wood kitchen floor unit with wood effect laminate work top and under counter space for two appliances. Built in under stair storage cupboard housing the gas and electric meters.

## LANDING

Skimmed ceiling with loft access and centre pendant light, coving, skimmed walls with dado rail, fitted carpet and built in storage cupboard housing the gas combination boiler. Doors leading off.

## BEDROOM 1 (13' 1" x 10' 8") or (4.0m x 3.25m)

Papered emulsioned ceiling with centre pendant light, coving, papered emulsioned walls, fitted carpet, radiator and front facing PVCu double glazed window with wooden curtain pole and curtains. Built in storage cupboard with shelves.

## BEDROOM 2 (12' 6" x 8' 9") or (3.81m x 2.66m)

Emulsioned skimmed ceiling with ceiling rose and pendant light, coving, papered emulsioned walls with dado rail, fitted carpet, radiator and rear facing PVCu double glazed window with wooden curtain pole and curtains.





### **BEDROOM 3 (8' 8" x 8' 0") or (2.63m x 2.44m)**

Emulsioned skimmed ceiling with pendant light, coving, papered emulsioned walls, fitted carpet, radiator and rear facing PVCu double glazed window with wooden curtain pole and curtains.

### **FAMILY BATHROOM (8' 7" x 4' 8") or (2.62m x 1.41m)**

Stippled ceiling with flush light, coving, floor to ceiling ceramic floor tiles, vinyl flooring, radiator and front facing PVCu double glazed window with roller blind. Room is fitted with a white three piece suite comprising of w.c. pedestal wash hand basin with chrome hot and cold mixer tap, bath with chrome hot and cold mixer tap and wall mounted Triton shower with glass shower screen.


### **OUTSIDE**

To the rear the garden is bounded on three sides by block walling and is low maintenance and laid to patio area and circular lawn with surrounding patio. There is a block built storage shed with corrugated roof. Path leading down the side of the property to the front.

To the front the garden is bounded on two sides with block walling and off road parking. Garden is laid to lawn with wooden gate leading to the rear garden.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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