



Long Vue Road, Port Talbot, Neath Port  
Talbot. SA12 7EH

£140,000

**PJC** PAYTON  
JEWELL  
CAINES



# Long Vue Road, Port Talbot, Neath Port Talbot. SA12 7EH

Offered for sale with NO ONGOING CHAIN this semi detached property conveniently located within easy access of local shops schools and amenities, offers GOOD SIZE ACCOMMODATION THROUGHOUT and would make an ideal first time purchase/family home.

## £140,000 - Freehold

- Three bedroom semi detached property.
- Two reception rooms.
- Utility area.
- Close to the sea front.
- NO ON GOING CHAIN.
- Off road parking.
- Council Tax B/EPC D.



## DESCRIPTION

We are pleased to offer to the market this semi detached situated within the popular residential area of Sandfields and conveniently located within walking distance of Aberavon sea front, schools and amenities. The property benefits from a utility area, wet room, enclosed rear garden with off road parking to the front.

Accommodation briefly comprises to the ground floor entrance hall, two reception rooms, kitchen and utility space. To the first floor there are three bedrooms and a wet room.

Externally the property offers a good size enclosed garden to the rear which is mainly laid to lawn with patio area and a driveway to the front with ample parking.

## ENTRANCE

Accessed via Wooden front door with decorative square glass block to side screen leading into hallway.

## ENTRANCE HALL

Artexed ceiling, part papered part panelled walls, laminate flooring, radiator. Staircase with fitted carpet leading to first floor and under stairs storage.

## RECEPTION 1 (10' 10" x 10' 5") or (3.31m x 3.18m)

Artexed ceiling, coving, papered walls, laminate flooring, radiator. Wood framed single glazed window to front of property. Opening into reception two.

## RECEPTION 2 (14' 2" x 9' 9") or (4.33m x 2.98m)

Polystyrene tiled ceiling, coving, papered walls, continuation of laminate flooring, radiator. Wood framed single glazed window to rear of property. Feature to the room is the brick fire surround and hearth. Door leading into entrance hall and door leading into kitchen.

## KITCHEN (10' 11" x 6' 9") or (3.32m x 2.05m)

Polystyrene tiled ceiling, papered walls and part tiled, tiled flooring, radiator. Room is fitted with a range of base units and complementary work surfaces. Single drainer sink unit with mixer tap. Electric cooker point. Plumbing in place for washing machine. Two wood framed single glazed windows to side and rear of property. Door to cupboard with shelving acting as pantry. Door opening into utility area.

## UTILITY AREA (9' 7" x 4' 5") or (2.92m x 1.34m)

Skimmed ceiling, coving, part papered part tiled walls, continuation of tiled flooring. Wood framed single glazed window and part panelled part frosted single glazed door to side of property. Wall mounted Worcester combination boiler. Ample space for appliances.

## LANDING

Artexed ceiling, loft access hatch, part artexed part wood panelled walls, fitted carpet. Cupboard with fitted shelves. All doors leading off.





### **WET ROOM (12' 8" x 4' 5") or (3.86m x 1.35m)**

Respatex to ceiling, coving, respatex to walls, special non slip flooring, radiator. Wood framed frosted single glazed window to front of property. Room is fitted with a two piece suite in grey comprising pedestal wash hand basin, low level w.c. fully tiled to double shower tray, with overhead electric shower rail and curtain.

### **BEDROOM 1 (13' 2" x 9' 9") or (4.01m x 2.97m)**

Skimmed ceiling, coving, papered walls, fitted carpet, radiator. Two wood framed single glazed windows to front of property. Cupboard over staircase area.

### **BEDROOM 2 (11' 10" x 10' 11") or (3.60m x 3.33m)**

Polystyrene tiled ceiling, papered walls, fitted carpet, radiator. Wood framed single glazed window to rear of property.

### **BEDROOM 3 (9' 2" x 7' 9") or (2.80m x 2.37m)**

Polystyrene tiled ceiling, papered walls, fitted carpet, radiator. Wood framed single glazed window to rear of property.

### **OUTSIDE**


To the front the garden is bounded by wall and laid to lawn with mature shrubs and offers off road parking for two vehicles via wrought iron gates.

To the rear there are brick built outbuildings for storage. Wooden storage shed. Laid to lawn area with patio and enclosed and bounded by wood panelled fencing and part wall. Side access leading to front.

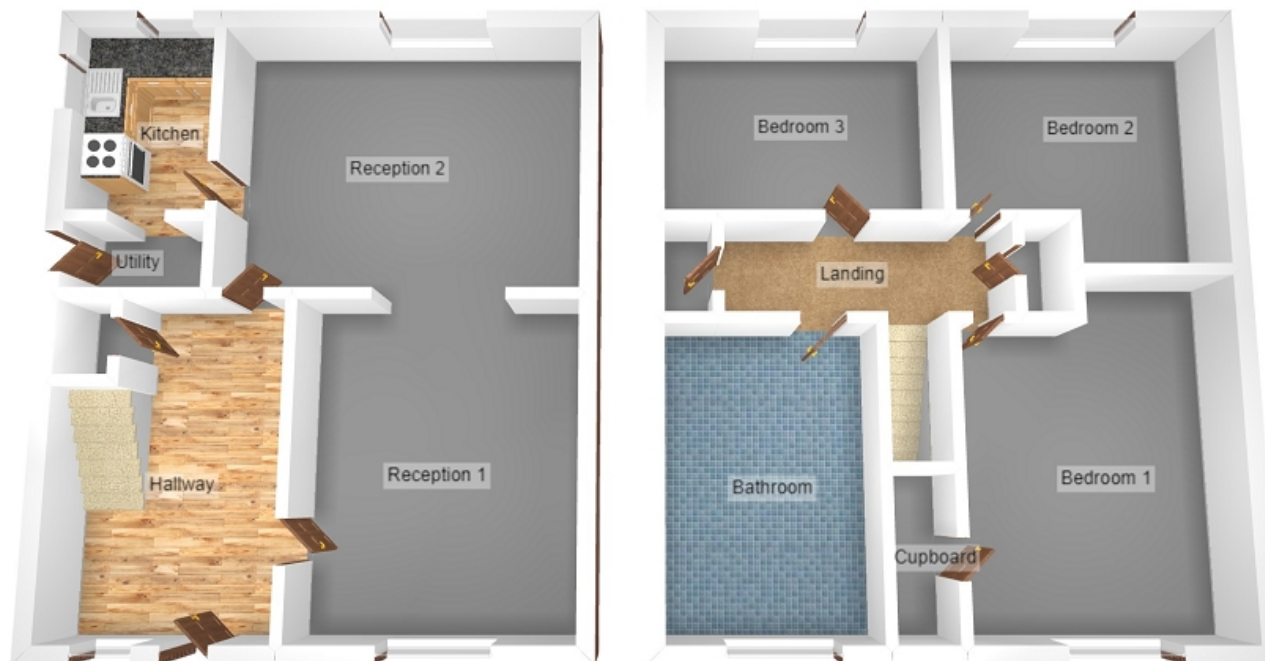


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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