



Gwendoline Street, Port Talbot, Neath Port Talbot. SA12 6ED

£119,000



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Introducing this three bedroom mid terraced property. The property benefits from newly fitted carpets, new kitchen and bathroom.

Situated in close proximity to Aberavon town centre, schools and transport links.

Viewing is highly recommended.

Ideal family home or first time buyer.

£119,000

- Three bedroom mid terraced property
- Recently renovated throughout
- Low maintenance rear garden
- Downstairs family bathroom
- No ongoing chain
- Council tax - B / EPC - E



DESCRIPTION

We are pleased to introduce this recently renovated, three bedroom, mid terraced house. The property comprises a downstairs family bathroom, generous living area, new kitchen, and a low maintenance garden. Situated in the seaside town of Aberavon, this property is close to Aberavon town centre, schools, and has good transport links.

Viewing is highly recommended.

Ideal family home or first time buyer.

ENTRANCE

Part glazed PVCu front door. Skimmed ceiling. Pendant light. Emulsioned walls. Dado rail. Fitted carpet. Original tiles to the porch section. Stairs to first floor accommodation. Door leading into ground floor accommodation.

LOUNGE / DINING ROOM (21' 2" x 11' 9" max) or (6.45m x 3.59m max)

Artexed ceiling. Two pendant lights. Skimmed walls. Skirting board. Fitted carpet. Two radiators. Front facing PVCu window. Fitted vertical blind. PVCu french doors leading to rear garden. Fitted vertical blind. Built in storage cupboard. Door leading to kitchen.

KITCHEN (10' 0" x 8' 10") or (3.06m x 2.69m)

Wallpapered ceiling. Inset chrome spotlights. Coving. Emulsioned walls. Laminate floor tiles. Radiator. Side facing PVCu window. Grey wood effect floor and wall cupboards. Laminate work tops. One and half stainless steel sink and drainer with chrome mixer tap. Built in four ring black electric hob with built in electric oven below and overhead extractor fan. Under counter space for washing machine. Space for upright fridge/ freezer. Under stairs storage. Door leading into rear porch area.

REAR PORCH/UTILITY AREA

Skimmed ceiling. Centre pendant light. Emulsioned walls. Skirting board. Ceramic floor tiles. Wall mounted gas fired combination boiler. Part glazed PVCu door leading to the rear garden. Door leading to rear family bathroom.

BATHROOM (8' 11" x 8' 4") or (2.72m x 2.53m)

Skimmed ceiling. Coving. Flush light fitting. Half emulsioned, half ceramic wall tiles. Skirting board. Ceramic floor tiles. Chrome wall mounted heated towel rail. Rear facing frosted PVCu window. Four piece white suite comprising w.c., vanity wash hand basin with chrome hot and cold mixer tap, white bath with chrome mixer tap. Walk in low level double width shower enclosure with wall mounted shower.

LANDING

Artexed ceiling. Emulsioned walls. Dado rail. Skirting board. Fitted carpet. Doors leading off.

BEDROOM 1 (15' 8" x 9' 10") or (4.77m x 3.0m)

Stippled ceiling. Loft access hatch. Centre pendant light. Coving. Emulsioned walls. Dado rail. Skirting board. Fitted carpet. Radiator. Two front facing PVCu windows.

BEDROOM 2 (10' 8" x 9' 9") or (3.25m x 2.96m)

Skimmed ceiling. Coving. Centre pendant light. Emulsioned walls. Skirting board. Carpet. Radiator. Rear facing PVCu window.



BEDROOM 3 (8' 11" x 8' 11") or (2.71m x 2.73m)

Skimmed ceiling. Coving. Centre pendant light. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Side facing PVCu window.

W.C. (6' 7" x 4' 1") or (2.0m x 1.24m)


Skimmed ceiling. Flush light. Emulsioned walls. Ceramic tiles to splash back areas. Skirting board. Vinyl flooring. Frosted side facing PVCu window. White two piece suite comprising w.c. and wall mounted wash hand basin with chrome hot and cold mixer tap.

OUTSIDE

Low maintenance rear garden. Bounded on three sides by block wall and wood fencing. Garden is laid with patio slabs. Wooden gate giving rear lane access.



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		
(39-54) E	52	
(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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