



John Street, Aberavon, Port Talbot, Neath
Port Talbot. SA12 6EB

£114,950

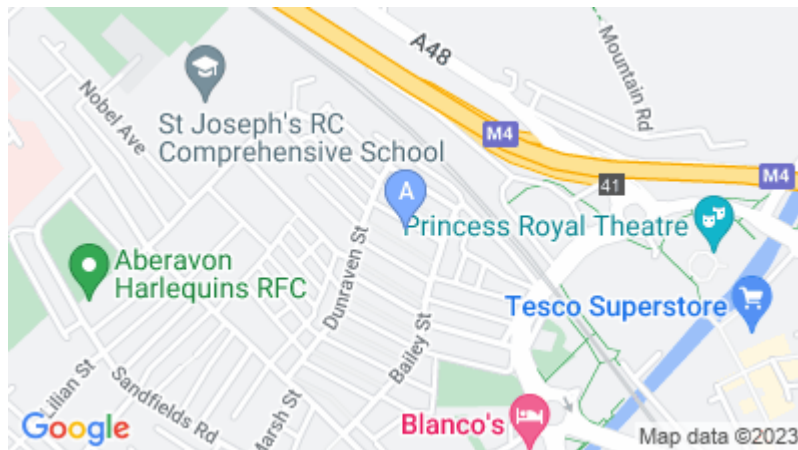


John Street, Aberavon, Port Talbot, Neath Port Talbot. SA12 6EB

We are pleased to present to the market this traditional build THREE BEDROOM MID TERRACED PROPERTY within close proximity to Port Talbot town with all its AMENITIES AND FACILITIES and ABERAVON SEAFRONT. Close walking distance to St Joseph's Comprehensive School, local shops, amenities and good transport links to the m4.

£114,950 - Freehold

- Three bedroom mid-terraced property
- Modern kitchen and bathroom
- Double garage to rear
- PVCu windows and doors throughout
- Early viewing highly recommended
- Council tax band-B / EPC- D



DESCRIPTION

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Accommodation briefly comprises to the ground floor two reception rooms, kitchen and family bathroom. The first floor comprises three bedrooms and a rear garden with double garage.

HALLWAY

PVCu front door with over head glazed panel leading into hallway. Skimmed ceiling with pendant light fitting. Emulsioned walls. Radiator. Fitted carpet. Doors leading off.

RECEPTION 1 (11' 8" x 9' 3") or (3.55m x 2.82m)

Skimmed ceiling with pendant light fitting. Emulsioned walls. Radiator. Front facing PVCu window with fitted vertical blinds. Fitted carpet.

RECEPTION 2 (12' 2" x 11' 3") or (3.71m x 3.43m)

Skimmed ceiling with pendant light fitting. Emulsioned walls. Radiator. Rear facing PVCu window with fitted vertical blinds. Built in cupboards into the alcoves. Fitted carpet. Door into kitchen.

KITCHEN (11' 7" x 8' 7") or (3.53m x 2.62m)

Skimmed ceiling with flush light fitting. Emulsioned walls with ceramic tiles to splash back areas. Radiator. Side facing PVCu window with fitted vertical blinds. Kitchen fitted with a range of cream gloss unit floor and wall cupboards with wood effect laminate worktops. Stainless steel sink and drainer with chrome mixer taps. Built in four ring stainless steel gas hob and electric oven below. Over head stainless steel extractor hood. Under counter space for washing machine. Space for up right fridge freezer. Wall mounted gas fired combination boiler. Built in under stairs storage cupboard. Wood effect vinyl flooring. Half glazed PVCu door leading to rear garden.

FAMILY BATHROOM (9' 10" x 5' 4") or (3.0m x 1.63m)

Skimmed ceiling with flush light fitting. Emulsioned walls with ceramic tiles to splash back areas. Radiator. Side and rear facing frosted PVCu window with fitted vertical blinds. Room fitted with three piece white suite comprising w.c., pedestal wash hand basin with chrome mixer taps, bath tub with chrome mixer taps and built in shower cubicle with chrome wall mounted shower and glass swivel door. Wood effect vinyl flooring.

LANDING

Skimmed ceiling pendant light fitting. Air vent and loft access hatch. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (15' 2" x 9' 1") or (4.63m x 2.76m)

Skimmed ceiling with pendant light fitting. Emulsioned walls. Radiator. Two front facing PVCu windows with fitted vertical blinds. Fitted carpet.



BEDROOM 2 (10' 0" x 9' 1") or (3.05m x 2.77m)

Skimmed ceiling with pendant light fitting. Emulsioned walls. Radiator. Rear facing PVCu window with fitted vertical blinds. Fitted carpets.

BEDROOM 3 (10' 9" x 8' 11") or (3.28m x 2.72m)


Skimmed ceiling with pendant light fitting. Emulsioned walls. Radiator. Side facing PVCu window with fitted vertical blind. Fitted carpet.

REAR GARDEN

Court yard garden. Bounded on both sides by brick wall. Low maintenance. Laid to concrete. Double garage to the rear. Garage has corrugated roof. Roller door. Curtsey windows and door from garden.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(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.



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01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

pencoedrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk