



Chrome Avenue, Port Talbot, Neath Port Talbot. SA12 7RG

£159,950

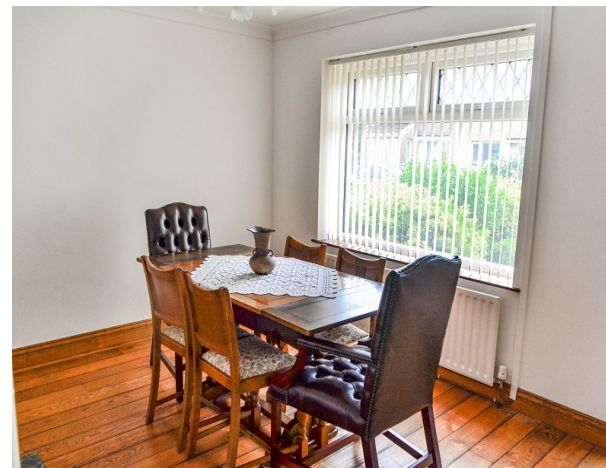


Chrome Avenue, Port Talbot, Neath Port Talbot. SA12 7RG

This traditional semi detached house is situated within CLOSE PROXIMITY of local schools, amenities and Aberavon beach. The property would be ideal for FIRST TIME BUYERS and is available for sale with NO ONGOING CHAIN. Property benefits from PVCu windows and doors throughout, sun room and off road parking.

£159,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Sun room
- Off road parking
- NO ONGOING CHAIN
- Council Tax B / EPC C



DESCRIPTION

We are pleased to introduce to the market this traditional semi detached property situated in Sandfields and within walking distance to Aberavon beach. Close proximity to local shops, schools and transport links.

Accommodation briefly comprises porch, two reception rooms, sun room, kitchen, rear porch/utility and downstairs w.c. First floor accommodation comprises three bedrooms and family bathroom.

Externally there are front and rear gardens with off road parking.

ENTRANCE

Accessed via glazed PVCu door leading into porch.

PORCH

Brick walls. PVCu double glazed windows. PVCu glazed door into reception one.

RECEPTION 1 (13' 3" x 9' 0") or (4.05m x 2.74m)

Skimmed ceiling and coved. Emulsioned walls. Solid wood flooring. Front facing PVCu double glazed window with fitted vertical blinds. Radiator. Staircase to first floor accommodation. Marble hearth with inset gas fire. Door leading into reception two.

RECEPTION 2 (18' 2" x 8' 8") or (5.54m x 2.63m)

Artexed ceiling and coved. Emulsioned walls. Fitted carpet. Radiator. Wall mounted inset electric fire. Opening through into sun room.

SUN ROOM (11' 2" x 6' 7") or (3.40m x 2.0m)

Skimmed ceiling and coved. Emulsioned walls. Ceramic floor tiles. Radiator. Wrap around PVCu double glazed windows with fitted vertical blinds and glazed PVCu door leading to garden.

KITCHEN (10' 3" x 6' 4") or (3.13m x 1.92m)

Polystyrene tiled ceiling. Fluorescent tube lighting. Papered walls. Ceramic tiles to splash back areas. Grey ceramic tiles to floor. Side facing PVCu double glazed window with fitted venetian blind. Kitchen is fitted with a range of white wood wall and base units with complementary laminate work top. One and a half stainless steel sink and drainer. Built in black enamel four ring gas hob with electric oven and grill below. Overhead extractor hood. Under counter space for fridge. Breakfast bar. Door leading into:

REAR PORCH/UTILITY AREA (5' 9" x 4' 9") or (1.75m x 1.46m)

PVCu clad ceiling. Papered walls. Ceramic tiles to splash back areas. Radiator. Grey ceramic tiles to floor. Under stair storage. PVCu frosted glazed door leading to rear and side frosted PVCu window. Door leading into:

DOWNSTAIRS W.C.

PVCu clad ceiling. Half stippled half ceramic wall tiles. Grey ceramic tiles to floor.. Side facing frosted PVCu window. Room is fitted with a two piece white suite comprising low level w.c. and wall mounted wash hand basin.



LANDING

Skimmed ceiling and coved. Loft access hatch. Emulsioned walls. Fitted carpet. Built in storage cupboard housing combination boiler and radiator. Doors leading off:

BEDROOM 1 (13' 4" x 10' 9") or (4.07m x 3.27m)

Artexed ceiling and coved. Papered walls. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blinds. Radiator. Built in storage cupboard.

BEDROOM 2 (12' 7" x 8' 8") or (3.84m x 2.65m)

Artexed ceiling and coved. Papered walls. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blinds. Radiator.

BEDROOM 3 (7' 11" x 8' 8") or (2.42m x 2.63m)

Skimmed ceiling and coved. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blinds. Radiator.

FAMILY BATHROOM (9' 9" x 4' 9") or (2.97m x 1.44m)

PVCu clad ceiling. Floor to ceiling ceramic wall tiles. Non-slip flooring. Front facing frosted PVCu double glazed window. Radiator. Room is fitted with a three piece white suite comprising low level w.c. vanity wash hand basin, walk in double width shower with wall mounted shower, shower tray and glass screens.

OUTSIDE


Front garden is bounded by wall. Double wrought iron gates. Paved driveway for off road parking. Garden is laid mainly to pea gravel planted with mature shrubs. Wooden side access gate.

Enclosed Low maintenance rear garden bounded on three sides by wall. Paved sun terrace. Borders planted with mature shrubs and trees. Screen of trees leading to graveled bed. Two block built storage sheds.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(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.



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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