



New Street, Aberavon, Port Talbot, Neath
Port Talbot. SA12 6HG

£109,950



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Generously sized three bedroom mid terrace property conveniently located within WALKING DISTANCE of the town centre and local schools. Offered with NO ONGOING CHAIN and would make an ideal purchase for a FIRST TIME BUYER or INVESTOR. Property benefits from PVCu double glazed windows and doors throughout along with Combination Boiler.

£109,950 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs bathroom
- Enclosed rear garden and front forecourt
- Single garage
- EPC D / Council tax band B



DESCRIPTION

Generously sized three bedroom mid terrace property conveniently located within WALKING DISTANCE of the town centre and local schools. Offered with NO ONGOING CHAIN and would make an ideal purchase for a FIRST TIME BUYER or INVESTOR. Property benefits from PVCu double glazed windows and doors throughout along with Combination Boiler.

Accommodation comprises: Entrance hall, two reception rooms, kitchen and downstairs bathroom. First floor, three bedrooms. Enclosed rear garden, single garage and front forecourt.

ENTRANCE

Via PVCu part double glazed door into:

ENTRANCE PORCH

Skimmed and coved ceiling. Half artexed and tiled walls. Vinyl tiled flooring. Glazed door into:

ENTRANCE HALL

Papered ceiling. Papered walls with dado rail. Radiator. Fitted carpet. Staircase to first floor. All doors leading off.

RECEPTION 1 (12' 7" x 11' 7") or (3.83m x 3.53m)

Artexed ceiling and coved. Papered walls. Fitted carpet. Radiator. Wall mounted gas fire. PVCu double glazed window set within bay to front elevation.

RECEPTION 2 (11' 2" x 13' 1") or (3.40m x 4.00m)

Wall papered and coved ceiling. Wall papered to walls. Fitted carpet. Radiator. Wall mounted electric fire. PVCu double glazed window to rear. Wood framed glazed door into:

KITCHEN/DINER (16' 2" x 7' 7") or (4.94m x 2.30m)

Artexed ceiling and part polycarbonate roof. Half tiled and emulsioned walls. Ceramic floor tiles. Radiator. PVCu double glazed window and door to rear. Kitchen is fitted with a range of wall and base units and complementary work tops. Stainless steel single drainer sink unit with mixer tap. Space for several appliances. Built in storage cupboards. Door into:

BATHROOM (8' 5" x 5' 11") or (2.56m x 1.81m)

Emulsioned ceiling. Wall tiles. Ceramic floor tiles. Two PVCu frosted double glazed window to rear elevation. Radiator. Three piece white suite comprising low level w.c., pedestal wash hand basin and panelled bath with over electric shower and shower screen.

FIRST FLOOR LANDING

Artexed ceiling. Papered walls. Fitted carpet. All doors lead off.

BEDROOM 1 (15' 1" x 10' 9") or (4.60m x 3.28m)

Artexed ceiling. Access into attic. Emulsioned walls. Fitted carpet. Radiator. Two PVCu double glazed window to front elevation. Blinds and curtains to remain.



BEDROOM 2 (10' 2" x 9' 10") or (3.11m x 3.00m)

Wall papered ceiling and walls. Fitted carpet. Radiator. PVCu double glazed window to rear elevation. Blinds and curtains to remain.

BEDROOM 3 (9' 1" x 7' 7") or (2.77m x 2.31m)

Emulsioned ceiling and walls. Radiator. Fitted carpet. Wall mounted combi boiler. PVCu double glazed window to rear elevation. Blinds and curtains to remain.


OUTSIDE

Rear garden is enclosed and bounded by wall. Single garage with wooden door to rear lane access, courtesy door and window to garden. Low maintenance garden laid to paved patio slabs.

Front garden low maintenance court yard. Enclosed and bounded by wall, pedestrian gate giving access.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(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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