



Newbridge Road, Port Talbot, Neath Port  
Talbot. SA12 6BU

Or Nearest Offer  
£130,000

**PCJ** PAYTON  
JEWELL  
CAINES



## Newbridge Road, Port Talbot, Neath Port Talbot. SA12 6BU

Introducing this THREE BEDROOM SEMI-DETACHED house located close to Aberavon beach front. Would make an ideal FAMILY HOME. The property is ideally located in Little Warren with excellent transport links. VIEWING HIGHLY RECOMMENDED with NO-ONGOING CHAIN

Or Nearest Offer £130,000 - Freehold

- Three bedroom semi detached property
- Three reception rooms
- Kitchen with walk-in pantry
- Enclosed garden
- Close to Aberavon beach



## DESCRIPTION

We are pleased to offer this three bedroom property which is situated close to Aberavon beach front, Local schools, shops and amenities.

Accommodation briefly comprises to the ground floor entrance hall, three reception rooms, kitchen and walk-in pantry.

To the first floor three bedrooms and a family bathroom.

## ENTRANCE HALL

Access via PVCu part panel part frosted glass double glazed door. Skimmed ceiling. Papered walls. Picture rail. Radiator. Staircase to first floor. Under stairs storage. Original Terrazzo flooring. All doors leading off.

## RECEPTION 1 (12' 11" x 11' 7") or (3.94m x 3.53m)

Skimmed and coved ceiling. Papered walls. Picture rail. Radiator. Gas fire set on original tile hearth and back plate. PVCu double glazed window set within bay. Parquet flooring.

## RECEPTION 2 (11' 9" x 11' 3") or (3.59m x 3.42m)

Skimmed ceiling. Papered walls. Picture rail. Gas fire set on original tiled hearth and surround. Fitted carpet. Wooden double glazed door and side panels.

## SUN ROOM (12' 4" x 6' 9") or (3.76m x 2.06m)

Skimmed ceiling and cove. Emulsioned walls. Radiator. Three sets of PVCu double glazed windows to the rear. Part panel part double glazed door. Plumbing for washing machine. Laminate flooring. Access to kitchen.

## KITCHEN (8' 0" x 6' 6") or (2.43m x 1.97m)

Also accessible from hallway. Skimmed ceiling. Part emulsioned, part tiled walls. Range of wall and base units with complimentary work surfaces. Single drainer sink unit with mixer tap. Gas cooker. PVCu double glazed tilt and turn window to rear. Original Terrazzo flooring.

## PANTRY

Shelving. Wood single frame frosted glass window overlooking side of property. Original Terrazzo flooring.

## LANDING

Split level staircase. PVCu double glazed decorative glass unit to side of property. Skimmed ceiling. Papered walls. Vinyl floor covering. All doors leading off.

## FAMILY BATHROOM (8' 2" x 6' 6") or (2.49m x 1.97m)

Skimmed ceiling. Half emulsioned half tiled walls. Three piece suite in white comprising low level W.C. panel bath with overhead shower, shower rail and curtain, pedestal wash hand basin. Radiator. Cupboard housing combination boiler. PVCu double glazed frosted glass tilt and turn window to the rear. Laminate tile flooring.

## BEDROOM 1 (11' 5" x 9' 8") or (3.49m x 2.95m)

Skimmed ceiling. Papered walls. Picture rail. Built in wardrobes to either side of chimney breast. PVCu double glazed tilt and turn window overlooking front of property. Original tiled fire surround and hearth. Radiator. Fitted carpets.





## **BEDROOM 2 (11' 5" x 11' 4") or (3.47m x 3.45m)**

Stippled ceiling. Papered walls. Picture rail. Original tiled fire surround and hearth. Built-in double wardrobe. PVCu double glazed tilt and turn window to rear. Radiator. Fitted carpet.

## **BEDROOM 3 (7' 5" x 7' 0") or (2.26m x 2.13m)**

Skimmed ceiling. Access into attic. Papered walls. Picture rail. PVCu double glazed tilt and turn window to front of property. Radiator. Fitted carpet.

## **OUTSIDE**

To the front enclosed and bounded by wall and wrought iron fencing. Wrought iron gate with path leading to front door. Laid to lawn area. Side access to rear garden.

To the rear enclosed and bounded by wall. Laid to lawn. Patio areas. Several mature shrubs. Outbuildings.


## **NOTES**

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds

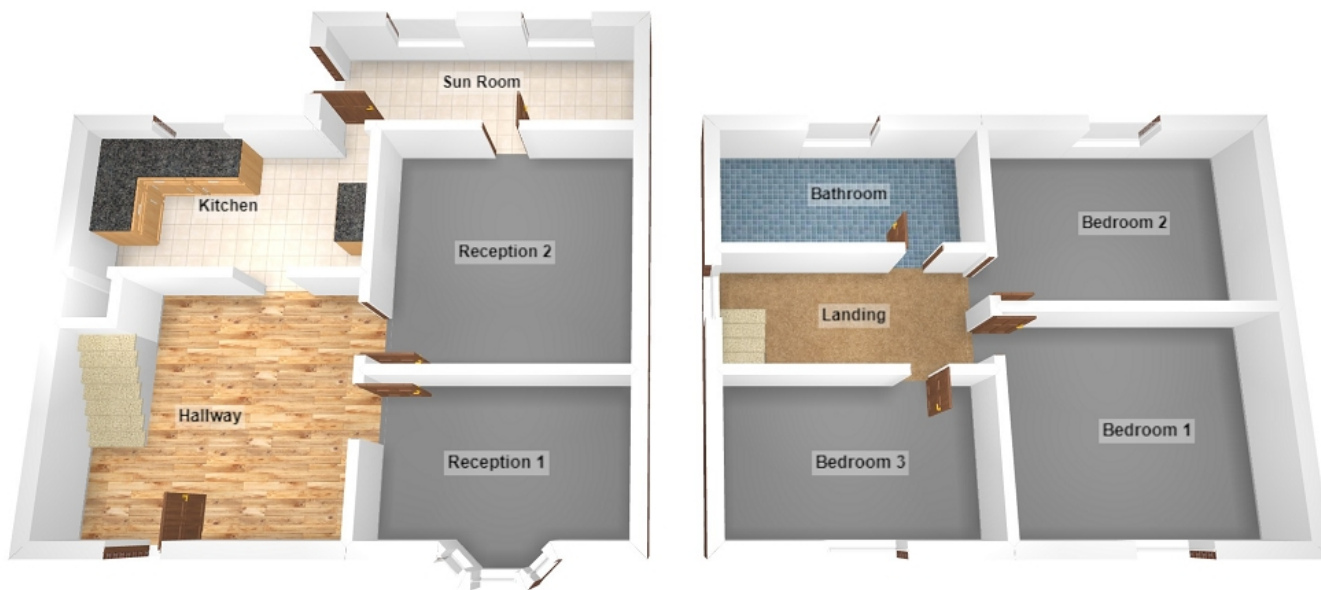


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)