



Western Avenue, Port Talbot, Neath Port
Talbot. SA12 7NA

Or Nearest Offer
£160,000

 PAYTON
JEWELL
CAINES

Western Avenue, Port Talbot, Neath Port Talbot. SA12 7NA

Located within the popular residential area of SANDFIELDS close to local schools, shops and amenities and is within walking distance of Aberavon Seafront. This semi detached property would be ideal for FIRST TIME BUYERS/INVESTORS.

Or Nearest Offer £160,000 - Freehold

- Three bedroom semi detached house
- Lounge/dining room/Kitchen
- Off road parking
- Enclosed rear garden
- EPC - C / council tax B



DESCRIPTION

Introducing this three bedroom semi detached property. This property is close to local amenities such as, Ysgol Gynradd Gymraeg Rhosafan, Therese's Catholic Primary School, shops, and in walking distance of Aberavon beach. Ideal for a F.T.B or INVESTOR. Potential for a beautiful family home.

Accommodation briefly comprises of two reception rooms, kitchen, three bedrooms and a bathroom. Enclosed rear and front gardens.

HALLWAY

Papered ceiling with coving. Emulsioned papered walls. Skirting boards. Grey wood effect laminate flooring. Radiator. Stairs to first floor accommodation. Door into ground floor accommodation.

KITCHEN (6' 9" x 8' 0") or (2.06m x 2.43m)

Emulsioned skimmed ceiling with spotlights. Emulsioned skimmed walls. Ceramic floor tiles. Rear facing PVCu window with inset fitted venetian blind. Fitted with white high gloss floor and wall cupboards. Wood effect laminate work top. Stainless steel sink and drainer. Chrome hot and cold mixer tap. Built in brushed steel four ring gas hob. Glass splash back. Overhead extractor hood. High level built in electric oven. Wall cupboard housing the gas combination boiler. Built in storage cupboard.

DINING AREA (9' 9" x 11' 8") or (2.97m x 3.55m)

Emulsioned skimmed ceiling with coving. Flush light fitting. Emulsioned skimmed walls. Skirting board. Ceramic floor tiles. Radiator. Rear facing PVCu french doors leading onto the garden. Fitted inset venetian blinds. Brick and slate fire place with black electric fire.

LOUNGE (11' 1" x 11' 5") or (3.37m x 3.49m)

Emulsioned skimmed ceiling with coving. Flush light fitting. Emulsioned skimmed walls. Skirting board. Fitted carpet. Front facing PVCu window. Fitted inset venetian blind. Radiator.

LANDING

Papered ceiling. Loft access hatch. Centre pendent light. Wall papered walls. Side facing PVCu lead to glass window. Fitted vertical blinds. Fitted carpet. Built in storage cupboard. Doors leading off.

BEDROOM 1 (13' 1" x 9' 5") or (4.0m x 2.88m)

Wall papered ceiling with coving. Wall papered walls. Skirting board. Wooden floor boards. Radiator. Front facing PVCu window. Venetian blinds.

BEDROOM 2 (10' 11" x 9' 3") or (3.33m x 2.83m)

Wall papered ceiling with coving. Wall papered walls. Skirting board. Fitted carpets. Radiator. Rear facing PVCu window. Venetian blinds.

BEDROOM 3 (7' 5" x 9' 6") or (2.26m x 2.89m)

Wall papered ceiling with coving. Centre pendent light fitting. Wall papered walls. Skirting board. Fitted carpet. Front facing PVCu window. Venetian blinds. Built in storage cupboard.



BATHROOM (5' 7" x 5' 1") or (1.71m x 1.56m)

PVCu clad ceiling. Flush light fitting. Respatex floor to ceiling wall panelling. Vinyl flooring. Radiator. Rear facing PVCu window. Fitted roller blind. Two piece white suite comprising wash hand basin set within a white gloss vanity unit. Chrome hot and cold mixer tap. White low level walk in wall mounted shower. Double width with glass screen.

TOILET


PVCu clad ceiling with coving. Centre pendent light. Floor to ceiling ceramic wall tiles. Vinyl flooring. Rear facing frosted PVCu. Roller blind. White w.c.

OUTSIDE

Front garden bounded on two sides by block walling brink to the front. Large paved driveway to front door. Lawn and border. Side pathway leading to side gate. Generous rear garden. Concrete patio area. Planted mature trees and shrubs. Ornamental pond. Fruit trees. Block built shed to rear. Brick built storage shed to side. Metal rear gate.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(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.



www.pjchomes.co.uk

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
bridgendrentals@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