



Harvey Crescent, Aberavon, Port Talbot,
Neath Port Talbot. SA12 6DF

£176,000

PCJ PAYTON
JEWELL
CAINES

Harvey Crescent, Aberavon, Port Talbot, Neath Port Talbot. SA12 6DF

Introducing this THREE BEDROOM SEMI DETACHED HOUSE featuring a generous sized lounge, kitchen/diner, three bedrooms and family bathroom. The property also benefits from OFF ROAD PARKING and GARAGE

Ideal family home.

£176,000 - Freehold

- Three bedroom semi detached house
- Generous lounge
- Fitted kitchen/diner
- Off road parking
- Single detached garage
- Enclosed rear garden
- Council Tax- C / EPC-C



DESCRIPTION

We are pleased to introduce this three bedroom semi detached house. The property features a generous sized lounge, kitchen/ diner, three bedrooms and family bathroom. Benefiting from off road parking and enclosed low maintenance rear garden. Single detached garage.

Harvey Crescent is within close proximity to Aberavon beach, St Therese's Catholic Primary School, local shops, and transport links to the M4.

Ideal for a first time buyer or the perfect family home. Viewing is highly recommended.

ENTRANCE HALL

Access via PVCu front door. Stippled and coved ceiling. Emulsioned walls. Dado rail. Laminate flooring. Radiator. Staircase to first floor accommodation with fitted carpet.

LOUNGE (14' 9" x 11' 6") or (4.49m x 3.50m)

Stippled and coved ceiling. Emulsioned walls. Dado rail. Laminate flooring. Radiator. Focal point to room is ornate fire surround, marble hearth and back plate with onset electric fire. Radiator. PVCu double glazed window to front of property and vertical blind.

DINING AREA (10' 3" x 7' 5") or (3.13m x 2.25m)

Skimmed and coved ceiling. Emulsioned walls. Laminate flooring. Under stair storage. Two radiators. PVCu double glazed french doors to rear garden. Vertical blind.

KITCHEN (10' 1" x 7' 2") or (3.07m x 2.18m)

Skimmed and coved ceiling. Emulsioned walls. White high gloss modern fitted wall and base units. Complimentary work surfaces. Modern tiling to splash back area. Single drainer sink unit. Mixer tap. Electric cooker. Space for fridge freezer. Glass display cabinets. Plumbing for automatic washing machine. Wall mounted combination boiler. PVCu double glazed window to rear of property with roller blind.

LANDING

Stippled ceiling and coved. Access into attic. Emulsioned walls. Dado rail. Fitted carpet. Spindle balustrade. Door to airing cupboard with shelving.

FAMILY BATHROOM (6' 6" x 5' 6") or (1.99m x 1.68m)

Tongue and groove to ceiling. Respatex wall panelling. Tiled flooring. Three piece suite in white comprising low level w.c. Hand basin with vanity unit. Panel bath. Overhead electric shower. Shower screen. Chrome towel rail. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (12' 0" x 8' 1") or (3.65m x 2.47m)

Stippled ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in mirrored three door wardrobe. PVCu double glazed window to front of property. Vertical blind.

BEDROOM 2 (11' 6" x 8' 0") or (3.50m x 2.43m)

Stippled ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.



BEDROOM 3 (9' 1" x 6' 7") or (2.78m x 2.00m)

Stippled ceiling. Emulsioned walls. Vinyl floor covering. Radiator. PVCu double glazed window to front of property. Vertical blind.

OUTSIDE

Front is enclosed and bounded by wood panel ranch style fencing. Low maintenance frontage. Block paved driveway with ample space for parking. Stone gravel and shrub borders. Side access leading to rear garden. Rear garden enclosed and bounded mainly by brick wall. Wood panelling to neighbouring side. Mainly laid to lawn. Good side return. Paved patio areas for garden furniture. Footpath leading to garage.


GARAGE

Single detached garage. Pitched roof. Courtesy door from rear garden. Access via up and over doors. Power installed.

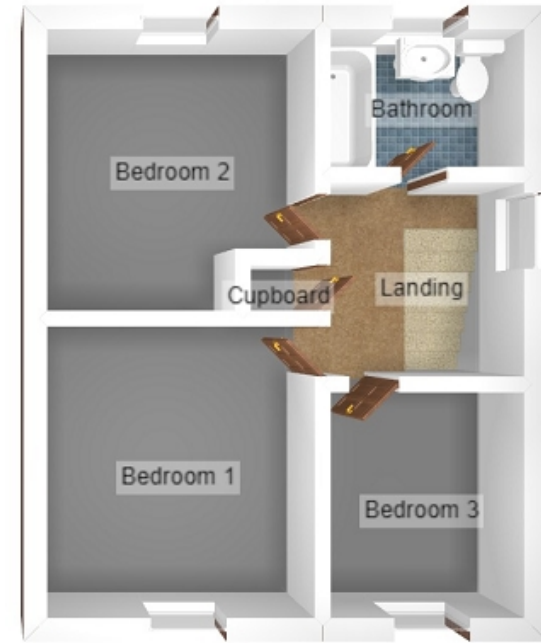


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(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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