



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

£173,950

PJC PAYTON
JEWELL
CAINES

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

We are pleased to introduce this THREE BEDROOM LINKED SEMI DETACHED HOUSE, within close proximity of Port Talbot town centre, Tywyn Primary School and within walking distance to Aberavon beach. Would make an ideal family home.

£173,950 - Freehold

- Three bedroom linked semi detached house
- Converted garage
- Refurbished kitchen
- Landscape garden
- Off road parking
- Council tax band C



DESCRIPTION

We are pleased to introduce this THREE BEDROOM LINKED SEMI DETACHED HOUSE, within close proximity of Port Talbot town centre, Tywyn Primary School and within walking distance to Aberavon beach. Would make an ideal family home.

Accommodation briefly comprises to ground floor entrance hallway, two reception rooms, kitchen/diner. To the first floor three bedrooms, family bathroom. To the outside front garden with off road parking and rear enclosed garden.

HALLWAY

Part glazed PVCu front door leading into the hallway. Stippled ceiling. Coving. Pendant light fitting. Radiator. Papered walls. Stairs to first floor. Wood effect laminate flooring. All doors leading off.

RECEPTION 1 (14' 8" x 11' 5") or (4.48m x 3.49m)

Stippled ceiling. Coving. Centre flush light fitting with ceiling rose. Emulsioned walls with one featured papered wall. Dado rail. Wood effect vinyl flooring. Radiator. Front facing dark wood effect PVCu window. Fitted vertical blinds. Door leading into kitchen/diner.

DINING ROOM (7' 3" x 9' 10") or (2.22m x 3.0m)

Stippled ceiling. Coving. Centre ceiling fan light. Emulsioned wall with one featured papered wall. Ceramic floor tiles. Two radiators. Under stair storage cupboard. Glazed PVCu door with glazed side panel leading to rear garden. Arched opening leading into kitchen area.

KITCHEN (9' 10" x 7' 3") or (3.0m x 2.21m)

Stippled ceiling. Centre track spotlight fitting. Coving. Emulsioned walls. Ceramic tiles to splash back area. Rear facing dark wood effect PVCu window. Room fitted with range of melamine wood effect floor and wall cupboards. Laminate worktops. Black melamine one and a half sink and drainer with chrome flexi tap. Stainless steel built in five ring gas hob with overhead extractor hood. Built in high level electric double oven/grill. Under counter space for washing machine. Space in dining room for upright fridge/freezer. Wall mounted gas fired combination boiler.

RECEPTION 2 (16' 6" x 8' 6") or (5.02m x 2.59m)

Papered ceiling. Flush light fitting. Roof access hatch. Papered walls. Wood effect laminate flooring. Front facing PVCu sliding doors. Fitted vertical blinds. Radiator. To the rear PVCu glazed door leading through the garden.

LANDING

Stippled ceiling. Centre pendant light. Loft access hatch. Papered walls. Built in airing cupboard. Fitted carpet. Doors leading off.

BEDROOM 1 (10' 0" x 8' 1") or (3.06m x 2.46m)

Stippled ceiling. Centre pendant fan light fitting. Emulsioned walls with two feature papered walls. Radiator. Front facing PVCu dark wood effect window. Fitted vertical blinds. Fitted carpet.



BEDROOM 2 (10' 11" x 7' 11") or (3.32m x 2.42m)

Stippled ceiling. Centre pendant light. Emulsioned walls with one feature papered wall. Radiator. Rear facing dark wood effect PVCu window. Fitted vertical blinds. Wood effect laminate flooring.

BEDROOM 3 (8' 3" x 6' 6") or (2.52m x 1.97m)

Stippled ceiling. Flush light fitting. Emulsioned walls. Radiator. Front facing dark wood effect PVCu window. Fitted vertical blinds. Fitted carpet.

FAMILY BATHROOM (6' 7" x 3' 3" x 0' 3") or (2.0m x 1.0m x 0.07m)

Stippled ceiling. Flush light fitting. Emulsioned walls. Ceramic tiles with splash back areas. Wood effect grey laminate flooring. Chrome heated towel rail. Rear facing dark wood effect PVCu frosted window. Room fitted with three piece white suite comprising WC., Pedestal hand wash basin with mixer chrome taps and bathtub with chrome mixer tap and wall mounted shower with shower curtain.

FRONT GARDEN

Bounded with wall and wooden fencing. Concrete driveway with path to front door. Laid with decorative gravel.

REAR GARDEN


Low maintenance rear garden. Bounded on three sides by wall which has feather board wooden fencing for a decorative effect. Garden laid with paved sun terrace and decorative gravel beds.

NOTES

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



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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