



Southville Road, Port Talbot, Neath Port
Talbot. SA12 7DT

Or Nearest Offer
£114,950



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We are pleased to offer this THREE BEDROOM MID TERRACE house which is within close proximity of ABERAVON BEACH and BAGLAN BAY RETAIL PARK. This property would make an ideal FIRST TIME PURCHASE or INVESTMENT OPPORTUNITY. The property is of non traditional build.

Or Nearest Offer £114,950

- Three bedroom mid terrace property
- Two reception rooms.
- Family bathroom
- Enclosed front and rear gardens
- NO ONGOING CHAIN
- Council tax band - B / EPC - C



DESCRIPTION

We are pleased to offer this THREE BEDROOM MID TERRACE house which is within close proximity of ABERAVON BEACH and BAGLAN BAY RETAIL PARK. This property would make an ideal FIRST TIME PURCHASE or INVESTMENT OPPORTUNITY.

Accommodation briefly comprises of Two reception rooms, Kitchen, Utility room, Three bedrooms, Family bathroom, Front and rear garden.

HALLWAY

PVCu glazed front door leading to hallway. Polystyrene tiled ceiling. Centre pendant light. Papered walls. Radiator. Fitted carpets. Doors leading off.

RECEPTION 1 (10' 7" x 10' 4") or (3.23m x 3.15m)

Polystyrene tiled ceiling with coving. Centre pendant light. Papered walls. Front facing PVCu window with fitted vertical blinds. Curtains. Radiator. Fitted carpets.

RECEPTION 2 (13' 0" x 8' 8") or (3.95m x 2.64m)

Artexed ceiling. Centre pendant light. Papered and artexed walls. Rear facing PVCu window with fitted vertical blind, curtain pole and curtains. Radiator. Tiled fire and hearth with free standing electric fire. Fitted carpet.

KITCHEN (10' 11" x 7' 9") or (3.33m x 2.37m)

Polystyrene tiled ceiling. Fluorescent strip light fitting. Rear facing PVCu window with fitted roller blind. Half glazed PVCu door leading to rear garden. Built in storage cupboard. Radiator. Room fitted with melamine floor and wall cupboards. Stainless steel sink and drainer with chrome hot/cold mixer taps. Wall mounted gas fired boiler. Floor to ceiling ceramic wall tiles. Vinyl floor covering.

UTILITY ROOM (9' 1" x 3' 5") or (2.77m x 1.04m)

Polystyrene tiled ceiling. Two flush light fittings. Papered walls. Vinyl floor tiles. Radiator. Fitted melamine wall cupboards. Part glazed PVCu door leading to front garden.

LANDING

Flush light fitting. Loft access hatch. Papered and emulsioned walls. Built in airing cupboard housing the water tank. Fitted carpets. Doors leading off.

BEDROOM 1 (13' 1" x 10' 7") or (4.00m x 3.22m)

Polystyrene tiled ceiling. Pendant light. Papered walls. Front facing PVCu window with fitted vertical blinds. Curtains. Curtain pole. Radiator. Fitted carpets.

BEDROOM 2 (10' 6" x 8' 10") or (3.19m x 2.69m)

Polystyrene tiled ceiling. Flush light fitting. Papered walls. Rear facing PVCu window with fitted vertical blinds. Radiator. Fitted carpets.

BEDROOM 3 (10' 8" x 7' 9") or (3.25m x 2.37m)

Polystyrene tiled ceiling. Flush light fitting. Papered walls. Radiator. Built in wooden single bed platform. Front facing PVCu window with fitted vertical blinds. Curtains. Floorboards.



FAMILY BATHROOM (7' 5" x 5' 6") or (2.26m x 1.68m)

Respatex ceiling. Flush light fitting. Floor to ceiling respatex wall panels. Radiator. Two rear facing PVCu windows with fitted roller blind. Room fitted with three piece white suite comprising W.C., Wash hand basin with hot/cold mixer taps. Double width walk in shower. Glass sliding doors. Vinyl floor tiles.

FRONT GARDEN


Bounded on three sides by block walling. Laid to lawn. Concrete path and ramp up to front door.

REAR GARDEN

Bounded on three sides by block walling. Laid with stone pavers. Raised planted border with shrubs. Wooden storage shed. Wooden rear gate with access into rear compound.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	74	
(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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