



Rhodes Avenue, Aberavon, Port Talbot,
Neath Port Talbot. SA12 6UT

£119,950

PCJ PAYTON
JEWELL
CAINES

Rhodes Avenue, Aberavon, Port Talbot, Neath Port Talbot. SA12 6UT

We are pleased to offer this THREE BEDROOM SEMI DETACHED property which is situated within the popular residential area of ABERAVON. Within walking distance to local schools, shops and amenities. Has good transport links to M4 corridor and Port Talbot Town Centre. IDEAL FOR FIRST TIME BUYERS OR INVESTORS. SOLD WITH NO ONGOING CHAIN.

£119,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Enclosed rear and front garden with off road parking
- In need of modernisation
- No ongoing chain
- Council Tax B/EPC C



DESCRIPTION

We are pleased to offer this THREE BEDROOM SEMI DETACHED property which is situated within the popular residential area of ABERAVON. Within walking distance to local schools, shops and amenities. Has good transport links to M4 corridor and Port Talbot Town Centre. IDEAL FOR FIRST TIME BUYERS OR INVESTORS. NO ONGOING CHAIN.

Accommodation comprising entrance hall, two reception rooms, downstairs w.c. and pantry, first floor; three bedrooms and family bathroom. Enclosed rear garden and frontage with off road parking.

This property is of non traditional construction.

ENTRANCE

Access via PVCu decorative double glazed front door.

ENTRANCE HALL

Polystyrene tiled ceiling. Papered walls. Fitted carpet. Staircase to first floor with fitted carpet. Understair storage cupboard. Radiator.

RECEPTION 1 (10' 4" x 9' 7") or (3.15m x 2.93m)

Polystyrene tiled and covered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front elevation, vertical blinds, curtain and curtain pole.

RECEPTION 2 (14' 4" x 10' 6") or (4.37m x 3.20m)

Polystyrene tiled and covered ceiling. Papered walls. Radiator. Fitted carpet. PVCu double glazed window to rear elevation with vertical blinds, curtain pole and curtains.

KITCHEN (13' 3" x 6' 11") or (4.04m x 2.10m)

Polystyrene tiled and covered ceiling, Papered walls, emulsioned and tiled splashback areas. Fitted base units and work surfaces. Single drainer sink unit. Gas and electric cooker points. Vinyl floor covering. Radiator. PVCu double glazed window and Venetian blind to rear elevation. Cupboard with shelving and electric meter. Door into:

INNER PASSAGE

Emulsioned ceiling and walls. Vinyl floor covering, PVCu double glazed door to side. Two doors lead off; one to pantry with shelving and separate w.c. with low level w.c., vinyl floor covering. PVCu frosted double glazed window to front.

LANDING

Papered ceiling. Access into attic. Papered walls. Fitted carpet. Airing cupboard housing combi boiler. All doors lead off.

FAMILY BATHROOM (8' 5" x 5' 3") or (2.57m x 1.60m)

Polystyrene tiled and covered ceiling. Papered walls. Radiator. Vinyl floor covering. Three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath. PVCu frosted double glazed window to front elevation.



BEDROOM 1 (12' 9" x 10' 7") or (3.88m x 3.23m)

Skimmed and coved ceiling. Emulsioned walls and one wall papered. Fitted carpet. Radiator. Cupboard over staircase. PVCu double glazed window to front elevation with vertical blind and curtains.

BEDROOM 2 (12' 10" x 10' 6") or (3.90m x 3.20m)

Skimmed and coved ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear with vertical blinds and curtains.

BEDROOM 3 (8' 10" x 8' 5") or (2.70m x 2.57m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear with vertical blinds and curtains.

OUTSIDE

Rear garden enclosed and bounded by wall. Low maintenance and garden shed to remain. Side footpath to front garden with off road parking for one vehicle via double wrought iron gates and pedestrian gate and footpath to front door.


NOTE

This property is of Non Traditional Construction.

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		86
(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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