



New Street, Aberavon, Port Talbot, Neath  
Port Talbot. SA12 6HG

£115,000

**PJC** PAYTON  
JEWELL  
CAINES

## New Street, Aberavon, Port Talbot, Neath Port Talbot. SA12 6HG

Generously sized three bedroom mid terrace property conveniently located within WALKING DISTANCE of the town centre and local schools. Offered with NO ONGOING CHAIN and would make an ideal purchase for a FIRST TIME BUYER. Property benefits from wood effect PVCu double glazed windows and doors throughout.

£115,000 - Freehold

- Three bedroom mid terrace property
- Two reception rooms
- Downstairs w.c.
- Generous sized rooms
- NO ONGOING CHAIN
- Council Tax B/EPC D



## DESCRIPTION

PJC are pleased to welcome to the market this three bedroom mid terrace property situated within the popular residential location of Aberavon with good road and bus links to the beach front and local shops.

Briefly comprising to the ground floor entrance hall, two reception rooms, kitchen and rear porch leading to the downstairs w.c. To the first floor there are two double bedrooms with built-in wardrobes, one single bedroom and family bathroom.

Externally there is a low maintenance rear garden with lane access.

## ENTRANCE

Accessed via wood effect PVCu front door with side glazed panel into hallway.

## HALLWAY

Panelled ceiling. Papered walls with dado rail. Radiator. Wood effect laminate flooring. Staircase leading to first floor. Understair storage. Doors leading off:

## RECEPTION 1 (13' 4" x 13' 1") or (4.07m x 3.99m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Front facing square bay window with wood effect PVCu double glazed windows.

## RECEPTION 2 (19' 3" x 11' 7") or (5.86m x 3.54m)

Skimmed ceiling coved. Emulsioned walls. Two radiators. Wood effect laminate flooring. Rear facing wood effect PVCu double glazed window. Opening into:

## KITCHEN (11' 4" x 9' 5") or (3.46m x 2.86m)

Respatex panelled ceiling and walls. Wood effect laminate flooring. Side facing wood effect PVCu double glazed window. Kitchen is fitted with a range of cream wall and base units with wood effect laminate worktop. Stainless steel sink and drainer with chrome mixertap. Four ring built in electric hob with built in electric oven below. Under counter space for washing machine and space for upright fridge/freezer. Radiator. Door into:

## REAR PORCH

Respatex clad walls. Wood effect laminate flooring. Wood effect PVCu glazed door leading into rear garden. Doorway into:

## DOWNSTAIRS W.C.

Polystyrene ceiling tiles and coved. Emulsioned walls. Wood effect laminate flooring. Rear facing wood effect PVCu window. Room is fitted with a white w.c.

## LANDING

Emulsioned ceiling and walls. Doors leading off:

## BEDROOM 1 (11' 3" x 8' 3") or (3.42m x 2.52m)

Respatex clad ceiling. Papered walls. Radiator. Fitted carpet. Front facing wood effect PVCu double glazed window. Floor to ceiling wardrobes across one wall with sliding mirrored doors.



## **BEDROOM 2 (12' 0" x 8' 4") or (3.65m x 2.55m)**

Papered ceiling and walls. Fitted carpet. Rear facing wood effect PVCu double glazed window. Radiator. Built in floor to ceiling wardrobes with sliding mirrored doors.

## **BEDROOM 3 (8' 7" x 8' 5") or (2.61m x 2.56m)**

Papered ceiling and walls. Fitted carpet. Front facing wood effect PVCu double glazed window. Radiator.

## **FAMILY BATHROOM (9' 3" x 8' 4") or (2.83m x 2.54m)**

Respatex clad ceiling. Loft access hatch. Floor to ceiling respatex walls. Wood effect laminate flooring. Rear facing frosted wood effect PVCu double glazed window. Wall mounted chrome heated towel rail. Room is fitted with a three piece suite in white comprising w.c. pedestal wash hand basin, bath tub with chrome hot and cold mixer tap and shower head attachment with glass shower screen.


## **OUTSIDE**

Low maintenance courtyard rear garden bounded on three sides by wall. Sun terrace. Block built storage shed with side window. Metal gate giving access to the rear lane.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.pjchomes.co.uk)

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