

Payton
Jewell
Caines



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

£135,000



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

THREE BEDROOM SEMI DETACHED HOUSE situated within location of similar style properties, close to SCHOOLS and LOCAL SHOPS. Good road access to PORT TALBOT TOWN CENTRE, with all amenities and facilities along with BUS AND TRAIN STATIONS and walking distance to the HOSPITAL. Early viewing is essential to fully appreciate this family home or ideal first time buy. Please note the structure of property is a Non Traditional Build.

£135,000 - Freehold

- Three bedroom semi detached house
- Lounge/dinner
- Downstairs w.c./utility room
- Enclosed rear garden and frontage
- Single garage and off road parking
- FPC / Council tax band B



DESCRIPTION

THREE BEDROOM SEMI DETACHED HOUSE situated within location of similar style properties, close to SCHOOLS and LOCAL SHOPS. Good road access to PORT TALBOT TOWN CENTRE with all amenities and facilities along with BUS AND TRAIN STATIONS. Early viewing is essential to fully appreciate this family home or ideal first time buy. Please note the structure of property is a Non Traditional Build.

Accommodation comprises lounge/dinner, Kitchen, Downstairs w.c. , Three bedrooms and family bathroom to first floor. Front and rear gardens. Off road parking for one vehicle to frontage and single garage to rear.

ENTRANCE PORCH

Via composite double glazed front door into porch. Stippled ceiling and walls. Laminate floor. PVCu double glazed windows. Aluminium double glazed door into:

LOUNGE / DINING ROOM (21' 0" x 14' 4") or (6.41m x 4.36m)

Artexed ceiling. Wall papered walls. Fitted carpet. Two radiators. PVCu double glazed window to front and rear. Staircase to first floor. Door into:

KITCHEN (13' 7" x 6' 10") or (4.14m x 2.09m)

Emulsioned ceiling, coving and inset ceiling lights. Tiled to walls and floor. Fitted with wall and base units and complementary work surfaces. Single drainer sink unit. Range gas cooker to remain. Space for fridge/freezer. Storage cupboard. PVCu double glazed door to rear garden.

W.C./UTILITY (7' 4" x 5' 3") or (2.24m x 1.60m)

Stippled ceiling. Tiled walls and floor tiles. Radiator. Low level w.c. Plumbing for automatic washing machine. PVCu frosted double glazed window to front.

LANDING

Papered ceiling. Access into attic. Papered walls. Fitted carpet. Build in airing cupboard housing combi boiler. All doors leading off.

BEDROOM 1 (12' 8" x 8' 6") or (3.87m x 2.60m)

Papered ceiling and coving. Papered walls. Fitted carpet. Radiator. Built in wardrobe. PVCu double glazed window to front.

BEDROOM 2 (12' 8" x 10' 7") or (3.87m x 3.23m)

Papered ceiling and coving. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to rear.

BEDROOM 3 (8' 9" x 8' 6") or (2.67m x 2.58m)

Papered ceiling and coving. Papered walls. Radiator. Fitted carpet. PVCu double glazed window to rear.

BATHROOM (8' 3" x 5' 3") or (2.51m x 1.60m)

Papered ceiling. Tiled walls. Non slip vinyl flooring. Radiator. Three piece suite in cream comprising low level w.c., pedestal wash hand basin and walk in shower with over head mains fed shower, shower screen and curtain. PVCu frosted double glazed window to front.




OUTSIDE

Front - enclosed and bounded by wall. Double wrought iron gates giving access to off road parking. Paved areas with gravel borders. Side access via wooden gate to :

Rear. Enclosed and bounded by wall and wooden fencing. Low maintenance rear garden with paved area and gravel borders. Storage shed. Single garage access via up and over doors from rear lane, curtsey door and two windows to rear garden.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	76	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk