

Payton
Jewell
Caines



29 Fairway, Port Talbot, Neath Port Talbot.
SA12 7HG

£114,950

PJC PAYTON
JEWELL
CAINES

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We are pleased to offer this THREE BEDROOM END TERRACED HOME which is within close proximity of local schools, shops and amenities. Within walking distance to Aberavon beach. In need of modernisation, the property benefits from generous sized rear garden and off road parking. Would be ideal for a first time buyer. NO ONGOING CHAIN.

£114,950 - Freehold

- Three bedroom end link house
- Two reception rooms
- Downstairs shower room
- Enclosed rear garden and frontage
- Close to Aberavon beach
- EPC / Council tax B



DESCRIPTION

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The property briefly comprises to the ground floor two reception rooms, kitchen and downstairs wet room. To the first floor three bedrooms and a family bathroom. To the outside Generous sized rear garden and to the front off road parking.

ENTRANCE

Accessed via PVCu glazed door with frosted side screen leading into:

HALLWAY

Artexed ceiling. Papered walls. Radiator. Fitted carpet. Doors leading off.

RECEPTION 1 (10' 5" x 10' 4") or (3.18m x 3.14m)

3.18m into recess.

Artexed ceiling and walls. Front facing PVCu double glazed window. Radiator. Gas fire. Fitted carpet.

RECEPTION 2 (16' 3" x 10' 3") or (4.95m x 3.12m)

Artexed ceiling. Papered walls one wood panelled wall. Faux block effect fire surround with a Baxi insert fire to remain. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Door leading into:

KITCHEN (19' 5" x 4' 7") or (5.92m x 1.40m)

PVCu tongue and groove cladding to ceiling. Emulsioned walls. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Stainless steel single drainer and sink. Space for kitchen appliances. Storage cupboard. White wood effect panelled door leading into:

INNER HALLWAY

PVCu tongue and groove cladding to ceiling. Emulsioned walls. Half frosted PVCu door to the rear garden. Non-slip flooring. Door into:

SHOWER ROOM (9' 6" x 5' 9") or (2.90m x 1.74m)

PVCu tongue and groove clad ceiling. Respatex panelled walls. Side facing frosted PVCu double glazed window. Tiled flooring. Room is fitted with a low level w.c. pedestal wash hand basin and walk in shower.

LANDING

Artexed ceiling and walls. Fitted carpet. Built in airing cupboard housing the water tank. Doors leading off.

BEDROOM 1 (15' 6" x 10' 5") or (4.72m x 3.17m)

3.17m into recess.

Artexed ceiling. Papered walls. Two front facing PVCu double glazed windows. Radiator. Fitted carpet.



BEDROOM 2 (12' 3" x 8' 8") or (3.73m x 2.65m)

Artexed ceiling. Papered walls. Rear front facing PVCu double glazed windows. Radiator. Fitted carpet.

BEDROOM 3 (8' 11" x 7' 10") or (2.72m x 2.40m)

Artexed ceiling. Papered walls. Rear facing PVCu double glazed windows. Fitted carpet.

FAMILY BATHROOM (8' 4" x 4' 9") or (2.54m x 1.45m)

Artexed ceiling and walls. Tiles to splash back areas. Side facing PVCu double glazed window. Radiator. Room is fitted with a three piece suite comprising w.c. pedestal wash hand basin and panelled bath with overhead shower. Built in storage unit.

OUTSIDE


Front garden is enclosed and bounded on three sides by wall. Wrought iron gates opening onto driveway for off road parking. Laid to lawn either side. Wooden gate giving side access to the rear.

Rear is enclosed and bounded by wall. Garden is laid to lawn with a paved area and planted with mature shrubs to the rear of the garden. Brick built storage shed with courtesy door and window.

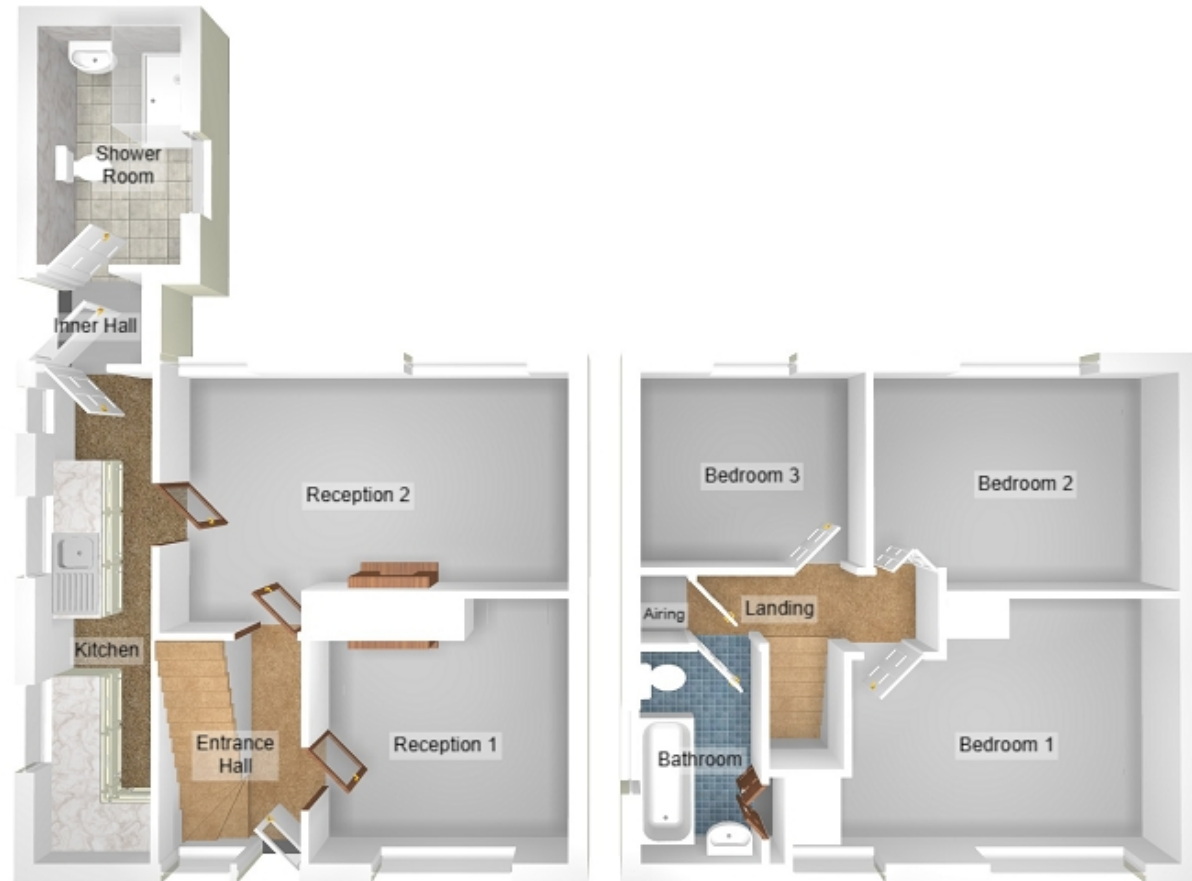


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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