

Payton
Jewell
Caines



St. Pauls Road, Port Talbot, Neath Port
Talbot. SA12 6PH

£180,000

PJC PAYTON
JEWELL
CAINES

St. Pauls Road, Port Talbot, Neath Port Talbot. SA12 6PH

Situated within walking distance of Aberavon seafront and the town centre this semi detached dormer bungalow is offered for sale with no ongoing chain. The property benefits from good size accommodation throughout, low maintenance gardens to the front and rear and off road parking with garage. EARLY VIEWING is HIGHLY recommended.

£180,000 - Freehold

- Three bedroom semi detached dormer bungalow
- Two reception rooms
- Quiet location close to beach
- Off road parking/garage
- NO ONGOING CHAIN
- Council Tax C/EPC D



DESCRIPTION

RARE OPPORTUNITY to purchase this three bedroom semi detached dormer bungalow situated within walking distance of Aberavon sea front and within close proximity to local schools, shops and transport links. The property benefits from good size accommodation throughout, low maintenance gardens to the front and rear and off road parking with garage. EARLY VIEWING is HIGHLY recommended and can be offered with NO ONGOING CHAIN.

Accommodation briefly comprises hallway, two reception rooms, kitchen, downstairs family bathroom, three bedrooms to the first floor.

Externally there are low maintenance front and rear gardens with off road parking and garage.

ENTRANCE

Accessed via PVCu double doors with side panel. Leading into:

PORCH

Skimmed ceiling. Tiled walls and floor. Wooden framed glazed door leading into:

HALLWAY

Artexed ceiling and walls. Radiator. Fitted carpet. Staircase to first floor accommodation with under stair storage. Doors leading off.

RECEPTION 1 (16' 2" x 9' 7") or (4.93m x 2.93m)

Papered ceiling and coved. Emulsioned walls with papered feature wall. Front facing PVCu window Radiator. Fitted carpet. Free standing gas fire.

RECEPTION 2 (13' 1" x 9' 5") or (4.00m x 2.88m)

Artexed ceiling and coved. Papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Free standing electric fire with wooden fire surround.

KITCHEN (9' 7" x 8' 3") or (2.91m x 2.52m)

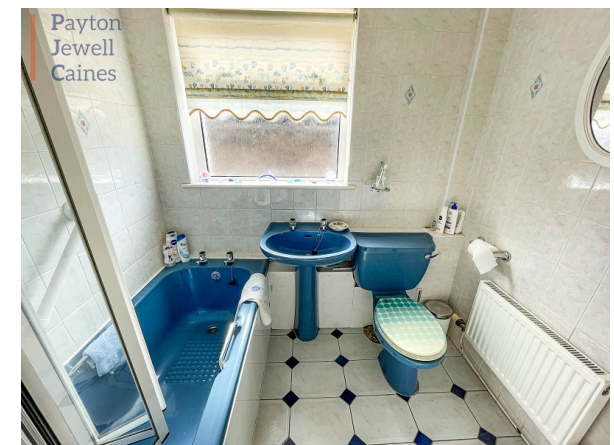
Artexed ceiling. Track spotlight fitting. Floor to ceiling ceramic wall tiles. Side facing PVCu double glazed window. Radiator. Ceramic floor tiles. Kitchen is fitted with a range of melamine wall and base units with laminate worktops. Stainless steel sink and drainer. Built in four ring electric hob with oven below and extractor hood above. Under counter space for two appliances. Wall mounted combination boiler. Wooden glazed door into:

REAR PORCH

Respatex clad ceiling. Floor to ceiling ceramic wall tiles. Single glazed wood framed windows. Radiator. PVCu part glazed door leading to rear garden. PVCu part glazed door leading onto the driveway. Ceramic floor tiles.

FAMILY BATHROOM (6' 6" x 4' 10") or (1.99m x 1.47m)

Artexed ceiling. Floor to ceiling ceramic wall tiles. Side facing frosted PVCu double glazed window. Radiator. Ceramic floor tiles. Room is fitted with a blue three piece suite comprising w.c. pedestal wash hand basin, panelled bath with wall mounted shower and bi-fold shower screen.



LANDING

Artexed ceiling and walls. Front facing PVCu double glazed window. Fitted carpet. Storage cupboard. Doors leading off.

BEDROOM 1 (12' 5" x 8' 9") or (3.78m x 2.67m)

Artexed ceiling. Emulsioned walls. Rear facing PVCu window. Radiator. Fitted carpet. Built in storage cupboard.

BEDROOM 2 (8' 5" x 8' 5") or (2.57m x 2.57m)

Papered ceiling and coved. Emulsioned walls. Front facing PVCu window. Radiator. Wood effect laminate flooring. Built in storage into the eaves. Melamine built in wardrobe and drawers.

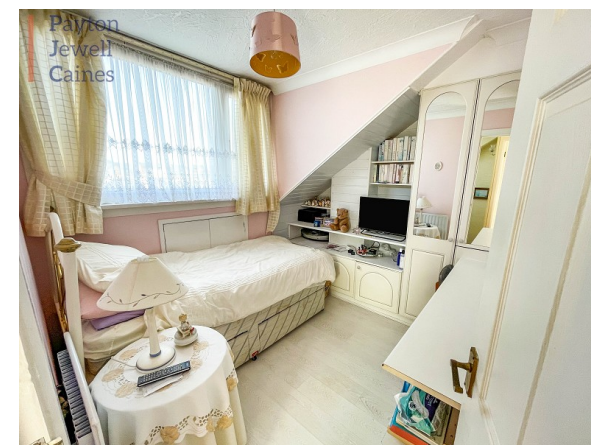
BEDROOM 3 (10' 11" x 5' 9") or (3.32m x 1.75m)

Artexed ceiling. Papered walls. Two PVCu double glazed windows to side and rear of property. Radiator. Fitted carpets. Built in storage into the eaves.


OUTSIDE

Front garden is bounded on three sides by wall. Low maintenance. Borders planted with shrubs. Paved driveway leading to single garage accessed via traditional up and over door.

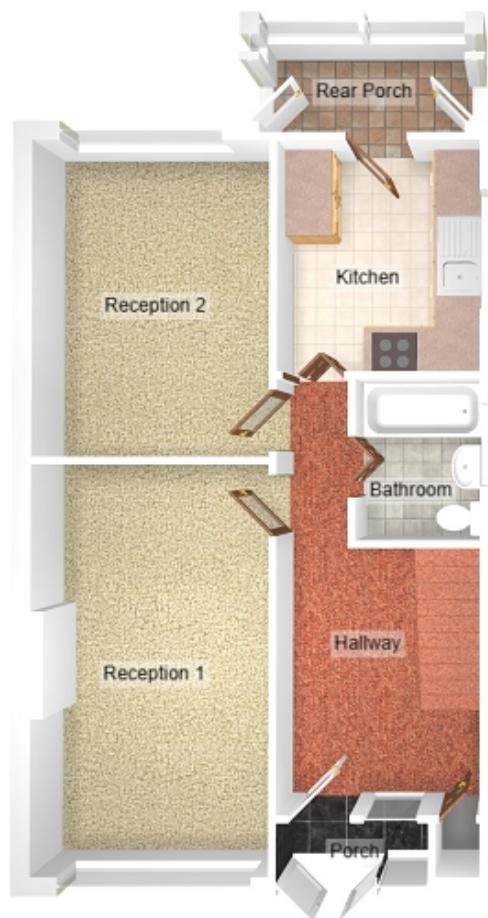
Rear garden bounded on three sides by wall. Low maintenance. Laid with stone pavers. Decked sun terrace. Courtesy door into garage and side window.



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	61	
(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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