

Payton
Jewell
Caines



Southdown Road, Port Talbot, Neath Port
Talbot. SA12 7HH

£135,000



Southdown Road, Port Talbot, Neath Port Talbot. SA12 7HH

We are pleased to offer to the market this three bedroom SEMI DETACHED HOUSE, situated within Sandfields Estate and within walking distance to the shopping retail area and Aberavon Beach, also local schools. Viewing is highly recommended and can be offered with NO ONGOING CHAIN.

£135,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Conservatory
- Downstairs w.c.
- Enclosed front and rear gardens
- EPC C / Council tax band



DESCRIPTION

We are pleased to offer to the market this three bedroom SEMI DETACHED HOUSE, situated within Sandfields Estate and within walking distance to the shopping retail area and Aberavon Beach, also local schools. Viewing is highly recommended and can be offered with NO ONGOING CHAIN.

Accommodation comprises entrance porch, two reception room, fitted kitchen, downstairs w.c., conservatory and lean-to. First floor landing, bathroom and three bedrooms. Enclosed front and rear gardens.

ENTRANCE

Via aluminium double glazed front door.

EXTERNAL PORCH

Wood panel ceiling. Emulsioned walls. Floor tiles. Two side facing PVCu double glazed windows with fitted vertical blinds. Wooden door into:

RECEPTION 1 (13' 1" x 9' 0") or (4.0m x 2.74m)

Artexed ceiling. Papered walls. Fitted carpet. Radiator. Electric fire set on wooden hearth and surrounds. Staircase to first floor. PVCu double glazed window to front elevation with vertical blinds, curtain pole and curtains.

RECEPTION 2 (13' 1" x 8' 9") or (4.0m x 2.66m)

Papered ceiling. Papered walls with dado rail. Radiator. Fitted carpet. Electric fire set on wooden fire surround. Aluminium double glazed sliding patio doors into:

CONSERVATORY (12' 0" x 7' 5") or (3.66m x 2.25m)

Polycarbonate roof. Respatex to walls. Laminate flooring. Wall lights. PVCu double glazed window with vertical blinds. PVCu double glazed french doors to rear.

KITCHEN (9' 10" x 7' 10") or (3.00m x 2.40m)

Wood panel ceiling. Part papered and part tiled walls. Vinyl flooring. Radiator. Fitted kitchen with wall and base units. Complementary worksurfaces. Single drainer sink unit with mixer taps. Plumbing for automatic washing machine. Cooker points with overhead extractor hood. PVCu double glazed window to side.

OUTER PORCH (4' 9" x 5' 7") or (1.45m x 1.70m)

Wood panel ceiling. Papered walls. Vinyl flooring. Wood framed frosted single glazed window and aluminium frosted double glazed door to side.

DOWNSTAIRS CLOAKROOM (4' 8" x 3' 1") or (1.41m x 0.93m)

Emulsioned ceiling. Half tiled and half papered walls. Vinyl flooring. Low level w.c. Wood framed frosted single glazed window to side elevation.

LEAN-TO/PORCH

Polycarbonate roof and lighting. Tiled floor. PVCu double glazed units. Lean-to wraps itself from the side to rear, giving access to front, side and rear gardens.



FIRST FLOOR LANDING

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

BEDROOM 1 (13' 1" x 10' 8") or (4.00m x 3.24m)

Papered ceiling. Papered walls and dado rail. Radiator. Fitted carpet. Fitted wardrobes with bridging units over bed area. PVCu double glazed window with vertical blinds to front elevation.

BEDROOM 2 (12' 6" x 8' 10") or (3.80m x 2.69m)

Papered ceiling. Papered walls with dado rail. Fitted carpet. Radiator. PVCu double glazed window with vertical blinds to rear elevation.

BEDROOM 3 (8' 7" x 1' 5") or (2.62m x 0.43m)

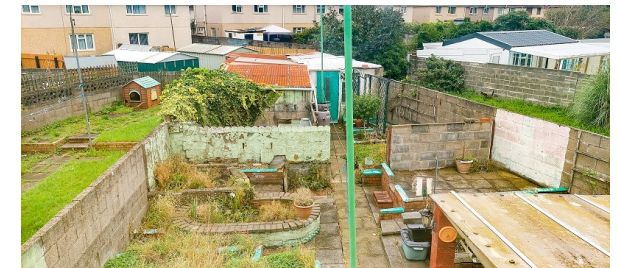
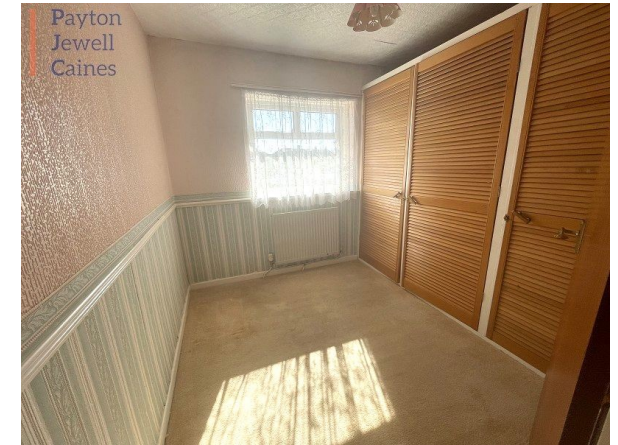
Papered ceiling. Papered walls with dado rail. Fitted carpet. Radiator. Built in fitted wardrobes, one side housing combination boiler. PVCu double glazed window with vertical blinds to rear elevation.

BATHROOM (8' 4" x 4' 8") or (2.53m x 1.42m)


Wood panel ceiling and inset ceiling lights. Papered walls and tiled splashback areas. Radiator. Three piece white suite comprising low level w.c., pedestal wash hand basin and walk in shower with mains fed shower. PVCu frosted double glazed window to front elevation with fitted vertical blinds.

OUTSIDE

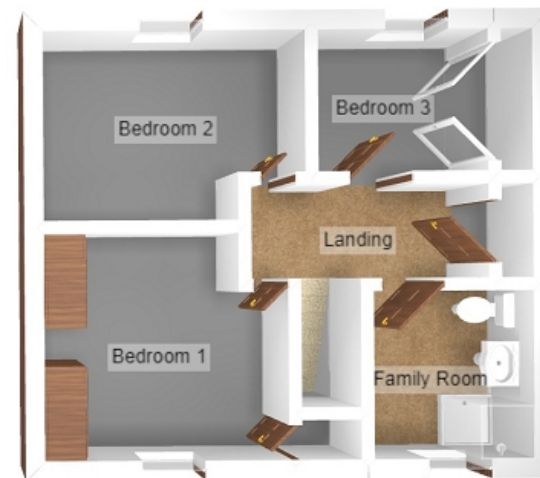
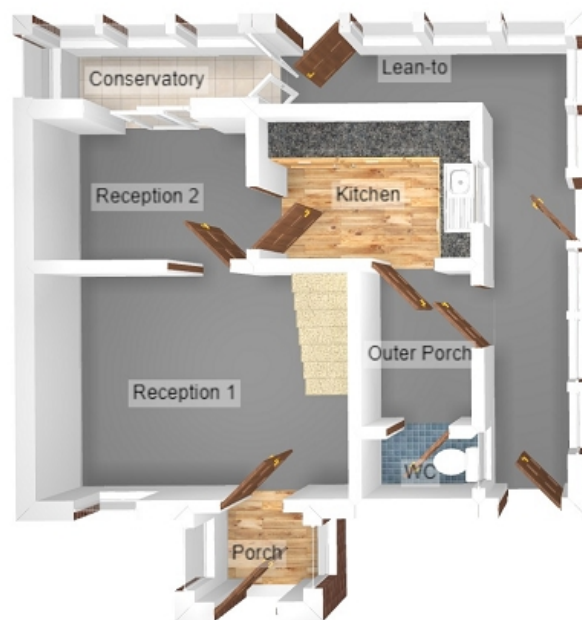
Rear enclosed and bounded by wall. Generous sized garden. Footpath leading to storage sheds. Frontage enclosed and bounded by wall. Wrought iron gates onto driveway and footpath to front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(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.



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