

Payton
Jewell
Caines



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

Offers In Excess Of
£160,000

 PAYTON
JEWELL
CAINES

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We are pleased to present to the market this three bedroom semi-detached property with a large garden and annexe. Viewing recommended for this property with close proximity to aberavon beach.

Offers In Excess Of £160,000 - Freehold

- Three bed semi-detached house
- PVCu windows and doors throughout
- Large rear garden
- Large garden annexe
- Close proximity to aberavon beach
- EPC D/Council tax B



DESCRIPTION

Three bedroom semi-detached traditional build house, maintained to a good standard. Close proximity to aberavon beach and local shops, schools, amenities with excellent transport links. Currently the garden has dog breeding kennels and whelping pens but can be returned to its original state.

Property briefly consists of two reception rooms, kitchen, three bedrooms, family bathroom, large garden. Annexe comprises; open plan lounge with modern fitted kitchen, separate w.c. and large storage room

RECEPTION 1 (13' 1" x 8' 10") or (4.00m x 2.70m)

PVCu double glazed front door with frosted double glazed side panel. Emulsioned ceiling. Emulsioned walls. skirting board. Grey wood effect laminate flooring. Front facing PVCu double glazed window with fitted vertical blind. Radiator. Built in double door storage cupboard. Stairs to first floor accommodation. Door into ground floor accommodation.

RECEPTION 2 (16' 4" x 8' 8") or (4.97m x 2.64m)

Emulsioned ceiling. Emulsioned walls. Skirting board. Grey wood effect laminate flooring. Two rear facing PVCu double glazed windows with fitted vertical blinds. Radiator. Door into kitchen.

KITCHEN (19' 4" x 4' 8") or (5.90m x 1.41m)

Artex and emulsioned ceiling. Emulsioned walls. Ceramic floor tiles and vinyl flooring. Side facing PVCu double glazed window. Side facing PVCu double glazed door leading to rear garden. Kitchen is fitted with a range of cream melamine floor and wall cupboards with laminate worktops. Stainless steel one and a half sink and drainer with chrome hot and cold flexi tap. Undercounter space for washing machine. Space for upright fridge/freezer.

LANDING

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Loft access hatch with drop down ladder, boarded. Built in cupboard housing the gas fire combination boiler. Doors leading off.

BEDROOM 1 (14' 9" x 11' 1") or (4.50m x 3.37m)

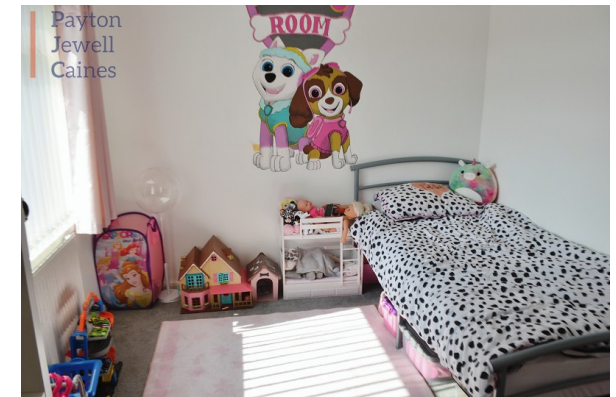
Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Two front facing PVCu double glazed windows with fitted vertical blinds.

BEDROOM 2 (12' 1" x 9' 2") or (3.68m x 2.80m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blinds. Radiator.

BEDROOM 3 (7' 9" x 7' 9") or (2.35m x 2.35m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed windows with fitted vertical blinds.



FAMILY BATHROOM (8' 7" x 4' 9") or (2.62m x 1.45m)

Emulsioned ceiling. Floor to ceiling ceramic wall tiles and one emulsioned wall. Side facing PVCu double glazed frosted window. Radiator. Room fitted with three piece white suite comprising of pedestal wash hand basin with chrome hot and cold mixer tap. WC. Centre fill 'P' shaped bathtub with chrome hot and cold mixer tap and wall mounted chrome shower with rainfall head attachment and glass curved shower screen.

FRONT GARDEN

Bounded on three sides by block wall. Wooden gate with centre paved pathway. Paved patio one side with planted raised beds. Side access gate to rear garden.

REAR GARDEN

Low maintenance rear garden bounded on three sides by block wall. Larger than average garden with porcelain tiled sun terrace. Area of Astroturf. Concreted area with five block built dog kennels. Block wall to the rear with wooden gate leading onto porcelain tiled sun terrace which leads to large block build and rendered garden room/annexe.

GARDEN ROOM (17' 1" x 15' 5") or (5.21m x 4.71m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Grey ceramic floor tiles. Fitted with grey gloss kitchen with grey gloss wall and floor cupboards. Complementary worktops. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Integrated fridge and freezer and integrated washing machine. Room is currently fitted out with two large whelping pens but they can be removed upon request. Door leading into w.c. Power, light, water and Internet to the large garden annexe. Oak effect PVCu double glazed window. Oak effect PVCu double glazed French doors leading out to the sun terrace.

W.C. (5' 5" x 3' 9") or (1.65m x 1.14m)


Emulsioned ceiling. Emulsioned walls. Ceramic floor tiles. Room is fitted with low level w.c. White vanity wash hand basin with chrome hot and cold mixer tap set within a grey gloss vanity unit.

STORAGE ROOM (16' 5" x 6' 7") or (5.0m x 2.0m)

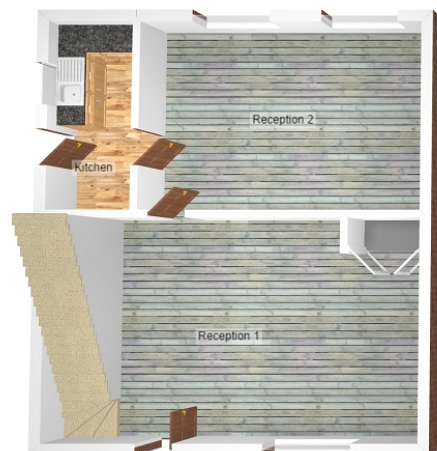
To the side of the annexe. Oak effect part glazed PVCu door. Power and electric to room. Loft access to storage.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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