

Payton  
Jewell  
Gaines



Lilian Street, Aberavon, Port Talbot, Neath  
Port Talbot. SA12 6AJ

£135,000

 PAYTON  
JEWELL  
CAINES



# Lilian Street, Aberavon, Port Talbot, Neath Port Talbot. SA12 6AJ

We are pleased to present to the market this generously sized three bedroom traditional build end terrace house. Located in the popular Aberavon area of Port Talbot.

£135,000 - Freehold

- Three reception rooms
- Three bedrooms
- Large bathroom
- Good size rear garden
- Garage
- EPC -/Council Tax B



## DESCRIPTION

We are pleased to present to the market this generously sized three bedroom traditional build end terrace house. Located in the popular Aberavon area of Port Talbot. Close to local schools, shops, amenities and transport links to Port Talbot town centre. This well presented property offers larger than average accommodation, perfect for a family home.

Briefly consisting of three reception rooms, kitchen, three bedrooms, family bathroom, large garden with a garage to the rear.

## ENTRANCE

PVCu part glazed front door into hallway. Artex ceiling with coving and original architrave. Wallpapered walls. Engineered oak flooring. Doors leading off. Stairs to first floor accommodation. Understair storage.

## RECEPTION 1 (14' 4" x 10' 11") or (4.36m x 3.32m)

Artex ceiling with coving. Emulsioned walls. Skirting board. Laminated wood effect floor tiles. Front facing PVCu double glazed window with curtain pole. Radiator.

## RECEPTION 2 (13' 0" x 11' 5") or (3.97m x 3.48m)

Artex ceiling with coving. Emulsioned walls. Skirting board. Engineered oak flooring. Wall mounted gas fire. Rear facing PVCu double glazed window with fitted roller blind and curtain pole. Radiator.

## RECEPTION 3 (11' 10" x 9' 10") or (3.60m x 3.00m)

Artex ceiling with coving. Emulsioned walls. Skirting board. Engineered oak flooring. Side facing PVCu double glazed window with fitted roller blind and curtain pole. Radiator. Door into kitchen.

## KITCHEN (10' 9" x 9' 7") or (3.27m x 2.93m)

Artex ceiling with track spotlight fitting. Part artex, part ceramic wall tiles. Ceramic floor tiles. Rear facing PVCu double glazed window. Half double glazed PVCu door leading to rear garden. Kitchen is fitted with a range of white melamine floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Built in white enamel electric four ring hob with extractor hood above. Built in electric oven. Undercounter space for three appliances. Laminate breakfast bar.

## LANDING

Artex ceiling. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Built in storage cupboard with louvered doors. Doors leading off.

## BEDROOM 1 (12' 0" x 10' 7") or (3.66m x 3.22m)

Artex ceiling with coving. Artex walls. Skirting board. Fitted carpet. Radiator. Rear facing PVCu double glazed window with net curtain. Curtain pole. Room is fitted with wardrobe storage across one wall.

## BEDROOM 2 (12' 6" x 10' 10") or (3.82m x 3.30m)

Artex ceiling with coving. Artex walls. Skirting board. Fitted carpet. Radiator. Two PVCu double glazed windows with curtain poles, one is front facing and the other is side facing.





### **BEDROOM 3 (9' 7" x 7' 7") or (2.91m x 2.32m)**

Artex ceiling with loft access hatch. Artex walls. Skirting board. Fitted carpet. Radiator. Front facing PVCu double glazed window with net curtain and curtain pole.

### **FAMILY BATHROOM (12' 2" x 9' 10") or (3.71m x 3.00m)**

Artex ceiling. Emulsioned walls with ceramic tiles to splash back areas. Side facing frosted PVCu double glazed window. Radiator. Vinyl flooring. Built in storage cupboard with louvered doors housing the gas fired combination boiler. Room is fitted with a three piece white suite comprising of pedestal wash hand basin with chrome hot and cold taps. Low level WC. Bathtub with wall mounted chrome shower and shower curtain. Respatex panelling to shower area.

### **REAR GARDEN**

Bounded on three sides by block and brick wall. Wooden side access gate to lane. Garden is laid mainly with lawn. Paved path leading to paved sun terrace. Garage located at the rear of the garden. Garage is block built with traditional up and over access door to the lane, courtesy door, side door and window to the rear.


### **NOTE**

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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