

Payton
Jewell
Caines



Gordon Crescent, Port Talbot, Neath Port
Talbot. SA12 7LE

£122,000

PJC PAYTON
JEWELL
CAINES

Gordon Crescent, Port Talbot, Neath Port Talbot. SA12 7LE

We are pleased to present to the market this three bedroom mid-link property located in the heart of Sandfields area. This property is in need of some modernisation throughout and would be an excellent opportunity for a FIRST TIME BUYER or INVESTOR.

£122,000 - Freehold

- Three bedroom mid-link property
- Off road parking to front
- Two reception rooms
- Large rear garden
- NO ONGOING CHAIN
- EPC D/Council Tax B



DESCRIPTION

We are pleased to present to the market this three bedroom system build (concrete pour) mid-link property located in the heart of Sandfields area. Close to schools, shops and with good transport links. This property is in need of some modernisation throughout and would be an excellent opportunity for a FIRST TIME BUYER or INVESTOR. Can be offered with NO ONGOING CHAIN.

The property briefly consist of two reception rooms, kitchen, three bedrooms and a family bathroom.

Externally there is a front garden with off road parking and a large rear garden.

ENTRANCE

Access via PVCu double glazed front door leading into:

RECEPTION 1 (16' 5" x 8' 10") or (5.00m x 2.69m)

Stippled ceiling with coving, ceiling rose and pendant light fitting. Wallpapered walls with dado rail. Skirting board. Wood effect laminate flooring. Radiator. Front facing PVCu double glazed window with fitted vertical blinds and curtain pole. Stairs to first floor accommodation. Door leading into:

RECEPTION 2 (13' 1" x 8' 10") or (3.98m x 2.68m)

Polystyrene tiled ceiling with coving and ceiling rose. Wallpapered walls. Skirting board. Wood effect laminate flooring. Radiator. Wooden hearth and mantle with gas fire. Rear facing PVCu double glazed window with fitted vertical blind. Door leading into:

KITCHEN (20' 6" x 7' 10") or (6.25m x 2.40m)

Polystyrene tiled ceiling with one fluorescent light fitting. Tongue and groove clad painted walls with tiles to splashback areas. Radiator. Rear facing PVCu double glazed window with fitted roller blind. Half double glazed PVCu door leading to rear garden. Half double glazed PVCu door leading to the front of property. Kitchen is fitted with a range of wooden wall and floor cupboards with laminate worktops. Stainless steel sink and drainer. Under counter space for several appliances. Space for cooker. Space for an upright fridge/freezer.

LANDING

Polystyrene tiled ceiling with pendant light fitting. Loft access hatch. Wallpapered walls. Fitted carpet. Built in storage cupboard. Second built in storage cupboard housing the gas fired combination boiler. Doors leading off.

BEDROOM 1 (13' 1" x 10' 10") or (4.00m x 3.30m)

Polystyrene tiled ceilings with flush light fitting. Wallpapered walls. Skirting board. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted vertical blind. Wood effect melamine wardrobes with up and over bed storage.

BEDROOM 2 (10' 5" x 8' 10") or (3.17m x 2.70m)

Polystyrene tiled ceiling with flush light fitting. Wallpapered walls. Two wall lights. Skirting board. Wood effect laminate flooring. Radiator. Rear facing PVCu double glazed window with fitted vertical blinds.



BEDROOM 3 (10' 10" x 7' 9") or (3.31m x 2.36m)

Polystyrene tiled ceiling with spotlight fitting. Wallpapered walls. Skirting board. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted vertical blind and curtain pole. Built in single bed frame.

FAMILY BATHROOM (7' 6" x 5' 4") or (2.28m x 1.62m)

Polystyrene tiled ceiling with flushed light fitting. Floor to ceiling respatex clad walls. Wood effect vinyl flooring. Radiator. Rear facing PVCu frosted double glazed window. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with chrome hot and cold taps, white bathtub with chrome hot and cold taps and wall mounted chrome shower.

FRONT GARDEN

Bounded on two sides by block wall with double wooden gates. Opening leading onto a paved front garden providing off road parking for two cars.


REAR GARDEN

Bounded on three sides by block wall. Concrete paved sun terrace with central path leading to block built shed to rear of garden. Laid to lawn either side with planted shrubs.

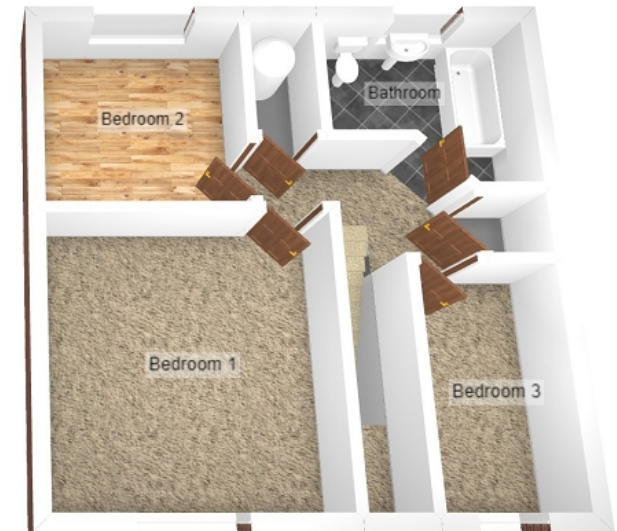


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	59	
(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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