

Payton
Jewell
Caines



Vivian Terrace, Port Talbot, Neath Port
Talbot. SA12 6ET

£115,000

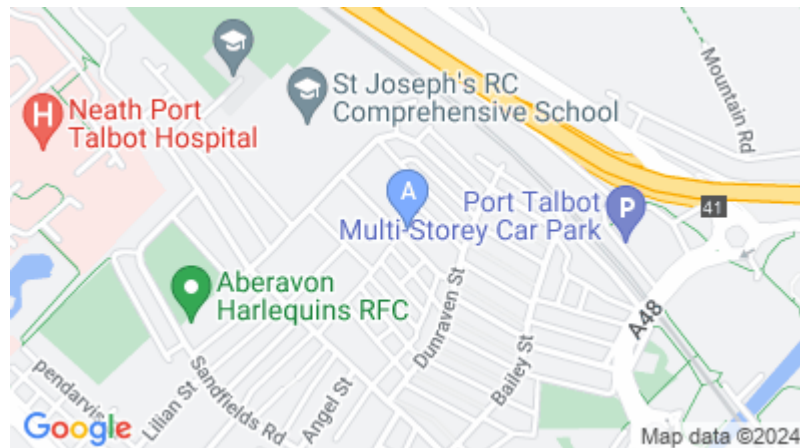
PJC PAYTON
JEWELL
CAINES

Vivian Terrace, Port Talbot, Neath Port Talbot. SA12 6ET

We are pleased to present to the market this renovated three bedroom mid terraced traditional build property. Located within the Aberavon area, close to Port Talbot Town centre. This property would be ideal for a FIRST TIME BUYER or INVESTOR and can be offered with NO ONGOING CHAIN. Early viewing is highly recommended. The property has solar panels that are owned outright.

£115,000 - Freehold

- Three bedroom terraced house
- Extended kitchen
- Downstairs bathroom
- Enclosed rear garden
- NO ONGOING CHAIN
- EPC B/Council Tax B



DESCRIPTION

We are pleased to present to the market this renovated three bedroom mid terraced traditional build property. Located within the Aberavon area, close to Port Talbot Town centre with all amenities. Close to Sandfields primary school, St Joseph's R C Comprehensive School, local shops and good transport links to the M4. This property would be ideal for a FIRST TIME BUYER or INVESTOR. Early viewing is highly recommended.

Property briefly consists of reception room, kitchen, home office/craft room, downstairs bathroom and three bedrooms.

Externally there is a rear courtyard garden with rear lane access.

ENTRANCE HALL

Light oak effect PVCu double glazed front door into hallway with overhead double glazed panel. Wood clad painted ceiling with coving and original architrave feature. Skimmed walls. Skirting board. Radiator. Solid wood flooring. Stairs to first floor accommodation. Doors leading off.

RECEPTION (21' 10" x 10' 3") or (6.65m x 3.13m)

Emulsioned ceiling with ceiling rose and original coving. Emulsioned walls. Skirting board. Solid wooden flooring. Two radiators. Front facing light oak effect PVCu double glazed window with fitted Venetian blinds. Rear facing light oak effect PVCu double glazed window with fitted Venetian blinds. Focal point to the room is the marble hearth and fire surround with plaster ornate mantle. Built in cupboards into alcoves.

HOME OFFICE (8' 1" x 5' 8") or (2.47m x 1.72m)

Artex ceiling with pendant light fitting and coving. Emulsioned walls. Skirting board. Radiator. Solid wooden flooring.

KITCHEN (16' 3" x 10' 2") or (4.96m x 3.11m)

Emulsioned ceiling with coving and inset spotlights. Emulsioned walls. Skirting board. Wood effect vinyl flooring. Radiator. Side facing PVCu double glazed window with fitted Venetian blind. Room is fitted with a range of wood effect melamine floor and wall cupboards with laminate worktops. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Built in four ring electric hob with built in double oven/grill below and stainless steel splash back/overhead extractor hood. Space for an upright fridge/freezer. Under counter space for washing machine. Doorway leading to:

REAR PORCH

PVCu clad ceiling. Respatex clad wall. Wood effect vinyl flooring. PVCu double glazed door leading into the rear garden. Door leading into:

BATHROOM (10' 3" x 5' 6") or (3.13m x 1.68m)

PVCu clad ceiling with inset spotlights. Floor to ceiling respatex panelled walls. Ceramic floor tiles. Radiator. Rear facing PVCu frosted double glazed window with fitted roller blind. Room is fitted with a four piece suite comprising WC, pedestal wash hand basin with chrome hot and cold taps, bathtub with chrome hot and cold mixer tap and showerhead attachment, corner shower cubicle with wall mounted electric shower.



LANDING

Wood clad painted ceiling with coving, loft access hatch and pendant light fitting. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (14' 1" x 10' 4") or (4.30m x 3.16m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Two front facing light oak effect PVCu double glazed windows, one with fitted Venetian blind.

BEDROOM 2 (11' 5" x 9' 3") or (3.48m x 2.82m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Built in cupboard housing the gas fired combination boiler. Rear facing PVCu double glazed window with fitted Venetian blind.

BEDROOM 3 (8' 0" x 6' 7") or (2.44m x 2.00m)

Papered ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Rear facing PVCu double glazed tilt and turn window with fitted Venetian blind.

REAR GARDEN


Rear courtyard garden bounded on three sides by brick wall with wooden gate to rear lane. Block built storage shed.

NOTE

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	86
(69-80) C		
(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.



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