

Payton
Jewell
Caines



Addison Road, Port Talbot, Neath Port
Talbot. SA12 6HZ

£165,000

PJC PAYTON
JEWELL
CAINES

Addison Road, Port Talbot, Neath Port Talbot. SA12 6HZ

Early viewing is recommended to see this well presented three bedroom semi-detached property situated in a desirable location, this home offers a peaceful and family-friendly environment. This property comes with its own driveway with enough parking for two vehicles to the front.

£165,000 - Freehold

- Three bedroom semi-detached house
- Downstairs open plan living area
- PVCu windows and doors throughout
- Front and rear garden
- Off road parking
- EPC D/Council tax B



DESCRIPTION

We are pleased to offer this well presented three bedroom semi-detached property to the market located in the popular area of Aberavon. Benefiting from being close to good transport links to the M4 corridor as well as to Port Talbot town centre, this property would make a lovely family home. Close to local shops, Sandfeilds Primary School and local amenities.

The property briefly consists of an open plan reception/dining/kitchen room with downstairs family bathroom and conservatory. Upstairs there is three bedrooms and separate WC.

Externally there is a rear and front garden with driveway parking.

FRONT GARDEN

Bounded on three sides by block wall. Laid to lawn with path to front door and concrete driveway providing off road parking for two vehicles. Wooden side gate with access to the rear garden.

ENTRANCE HALL

Entrance via part glazed PVCu front door leading to hallway. Skimmed ceiling. Skimmed walls. Skirting board. Fitted carpet. Radiator. Side facing PVCu double glazed window. Stairs to first floor accommodation. Door leading into:

OPEN PLAN LOUNGE/KITCHEN/DINER (15' 1" x 25' 9") or (4.60m x 7.85m)

Measurement at widest point Skimmed ceiling. Skimmed walls. Grey wood effect laminate flooring. Two wall mounted design radiators. Front facing PVCu double glazed window with fitted vertical blinds. Melamine hearth and fire surround with inset electric fire.

Kitchen area: Rear facing PVCu double glazed window with fitted vertical blind. Half double glazed PVCu door leading to conservatory. Kitchen is fitted with a range of white gloss wall and floor cupboards with complementary laminate worktops. Ceramic tiles to splash back areas. One and a half stainless steel sink and drainer with chrome hot and cold flexi tap. Black built in four ring gas hob with built in electric oven below. Integrated slimline dishwasher. Undercounter space for washing machine and space for side by side fridge/freezer.

CONSERVATORY (6' 2" x 12' 11") or (1.88m x 3.94m)

Polycarbonate sloping roof. Skimmed walls. Fitted carpet. Wrap around PVCu double glazed windows. PVCu double glazed door leading to the rear garden.

FAMILY BATHROOM (6' 11" x 9' 0") or (2.10m x 2.75m)

Skimmed ceiling. Skimmed walls with porcelain tiles to splash back areas and shower. Black matt wall mounted design radiator. Vinyl flooring. Rear facing PVCu frosted double glazed window. Room is fitted with a three piece white suite comprising of low level WC, vanity wash hand basin with chrome hot and cold mixer tap, walk in double width shower with white tray and wall mounted shower with sliding glass doors. Built in storage cupboard with two louvre doors.

LANDING

Stippled ceiling. Loft access hatch with drop down ladder. Skimmed walls. Fitted carpet. Doors leading off.



BEDROOM 1 (8' 5" x 15' 3") or (2.56m x 4.64m)

Stippled ceiling. Skimmed walls. Skirting board. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted vertical blinds. Built in double wardrobe with sliding doors. Built in cupboard with front facing PVCu double glazed window with fitted vertical blinds.

BEDROOM 2 (8' 4" x 10' 4") or (2.53m x 3.16m)

Stippled ceiling. Wallpapered walls. Skirting board. Fitted carpet. Radiator. Rear facing PVCu double glazed window. Built in storage cupboard housing the gas fired combination boiler.

BEDROOM 3 (5' 8" x 7' 3") or (1.72m x 2.20m)

Stippled ceiling. Wallpapered walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window.

W.C. (3' 2" x 4' 2") or (0.97m x 1.26m)


Stippled ceiling. Wallpapered walls. Skirting board. Vinyl flooring. Room is fitted with a two piece white suite comprising of WC and wall mounted wash hand basin with chrome hot and cold mixer tap.

REAR GARDEN

Bounded on three sides by block wall. Garden laid mainly to lawn with ornamental pond. Concrete terrace with path leading to wooden constructed shed.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(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.



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