

Payton
Jewell
Caines



Sandfields Road, Port Talbot, Neath Port
Talbot. SA12 6LU

£110,000



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Ideally located near local schools, shops and amenities with easy access to M4 corridor we are pleased to offer this TWO BEDROOM MID TERRACE property. EARLY VIEWING HIGHLY RECOMMENDED to fully appreciate this fully refurbished modern home. Would make an ideal purchase for a FIRST TIME BUYER.

£110,000 - Freehold

- Two bedroom mid terrace refurbished home
- Lounge/diner
- Downstairs shower room
- Fitted Kitchen
- Enclosed rear garden
- Council Tax B/EPC D



DESCRIPTION

We are pleased to offer to market this refurbished modern mid terraced property situated in Aberavon and located within walking distance of PORT TALBOT TOWN CENTRE and transport hub with good M4 links.

Accommodation briefly comprises lounge/diner, kitchen, inner passage, w.c, downstairs shower room and two bedrooms.

Externally the rear is enclosed with rear lane access.

ENTRANCE HALL

Access via PVCu part panelled part decorative frosted double glazed unit. Artex stippled ceiling. Coving. Half emulsioned and half tiled walls. Laminate flooring. Door into:

LOUNGE/DINER (21' 9" max x 15' 11" max) or (6.64m max x 4.85m max)

Artex ceiling. Coving. Emulsioned walls. Two double glazed PVCu windows one to the front and one to rear. Two radiators. Focal point to the room is the wooden fire surround, marble back plate, hearth and living flame gas fire. Laminate flooring. Staircase to first floor accommodation with storage underneath. Door into:

KITCHEN (10' 9" x 10' 2") or (3.28m x 3.09m)

Skimmed ceiling. Emulsioned walls. Refurbished kitchen to a high standard fitted with a range of modern wall and base units in navy with chrome handles. Complementary work surfaces and matching splash backs. Four ring gas hob. Split level oven and grill with built in microwave. Integrated fridge/freezer. Plumbing in place for washing machine and dishwasher. Single drainer sink unit and mixer tap. Radiator. Tiled flooring. PVCu double glazed window to side rear. Door into:

INNER PASSAGE

Skimmed and coved ceiling. Emulsioned walls. Continuation of the tiled flooring. Radiator. Part panelled part frosted double glazed PVCu door to rear. Two doors leading off.

W.C.

Respatex panelled ceiling and walls. Continuation of tiled flooring. Low level w.c. PVCu frosted double glazed window to rear of property.

SHOWER ROOM (7' 10" max x 5' 6") or (2.39m max x 1.67m)

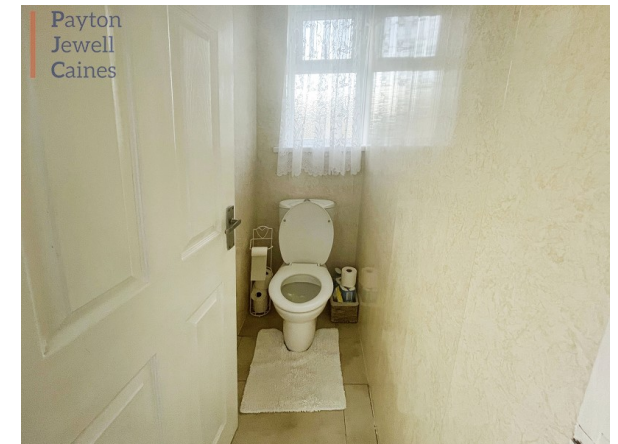
Respatex ceiling. Fully tiled walls. Floor tiles. Two piece suite in white comprising hand basin set within vanity unit and double shower unit with sliding door and overhead rainfall shower and handheld shower. Modern radiator. PVCu frosted double glazed window to rear of property. Door to shelved storage unit.

LANDING

Artexed and coved ceiling. Emulsioned walls. Spindle balustrade. Fitted carpet. PVCu double glazed window to rear. Two doors leading off.

MASTER BEDROOM (12' 8" x 12' 6") or (3.85m x 3.80m)

Artexed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. Built in three double door wardrobes. Two PVCu double glazed windows to front of property.



BEDROOM 2 (10' 2" x 9' 7") or (3.09m x 2.92m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Fitted carpet. Double doors leading to airing cupboard housing the Worcester combination boiler. PVCu double glazed window to rear of property.

OUTSIDE

The rear is enclosed and bounded by wall. Decked area. Paved patios ideal for garden furniture. Stone gravel. Brick built storage unit with PVCu double glazed window and wooden door. Outside tap. Rear gate leading to lane access.

The front, fronts pavement with on street parking.


NOTES

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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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

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