

Payton
Jewell
Caines



Victoria Road, Port Talbot, Neath Port
Talbot. SA12 6AD

£235,000

PJC PAYTON
JEWELL
CAINES

Victoria Road, Port Talbot, Neath Port Talbot. SA12 6AD

Perfect for growing families, we are delighted to showcase this four bedroom traditional built mid terraced house located within walking distance to Aberavon beach. Early viewing is highly recommended to appreciate this beautifully presented family home.

£235,000 - Freehold

- Four bedroom mid-terraced house
- Three reception rooms
- Upstairs family bathroom and downstairs WC
- Modern kitchen and bathroom
- Double garage with rear lane access
- EPC D/Council Tax C



DESCRIPTION

Perfect for growing families, we are delighted to showcase this four bedroom traditional built mid terraced house located within walking distance to Aberavon beach. The property benefits from close access to local shops, Tywyn Primary School, Sandfields Primary School and local amenities. With on-street parking to the front of the property and multiple bus stops a short distance away, there is good access to transport to the local area. Early viewing is highly recommended to appreciate this beautifully presented family home.

ENTRANCE

Part glazed PVCu front door leading into porch. Emulsioned ceiling. Emulsioned walls with original ceramic tiles. Ceramic floor tiles. Door leading into:

HALLWAY

Artex ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Radiator. Ceramic floor tiles. Understair storage cupboard. Stairs leading to first floor accommodation. Doors leading off.

RECEPTION 1 (14' 10" x 13' 10") or (4.51m x 4.21m)

Emulsioned ceiling with original coving, ceiling rose and pendant light fitting. Wallpapered walls with picture rail and dado rail. Skirting board. Radiator. Fitted carpet. Marble hearth with wooden and cast iron fire surround, living flame gas fire. Front facing PVCu double glazed bay window with fitted Venetian blinds. Archway leading into:

RECEPTION 2 (12' 10" x 12' 9") or (3.91m x 3.88m)

Emulsioned ceiling with original coving, ceiling rose and pendant light fitting. Wallpapered walls with picture rail and dado rail. Skirting board. Radiator. Fitted carpet. Ceramic tiles to hearth with cast iron surround and inset electric fire. PVCu double glazed french doors leading into rear garden with fitted Venetian blinds.

KITCHEN (13' 0" x 11' 7") or (3.95m x 3.53m)

Emulsioned ceiling with spotlight fitting. Emulsioned walls with picture rail. Skirting board. Radiator. Ceramic floor tiles. Room is fitted with a range of pale grey gloss floor and wall cupboards with complimentary laminate worktops and under-counter/above-counter feature lighting. One wall cupboard housing the gas fired combination boiler. Laminate work top breakfast bar with built in cupboards. Stainless steel sink and drainer with chrome hot and cold flexi tap. To remain is a five ring gas range cooker with electric double oven and grill area with black glass extractor hood overhead. To remain is washing machine, dishwasher and upright fridge/freezer. Two side facing PVCu double glazed windows with fitted Venetian blinds. Bi-fold doors leading into:

RECEPTION 3 (12' 4" x 11' 8") or (3.76m x 3.56m)

Emulsioned ceiling with pendant light fitting. Wallpapered walls. Skirting board. Radiator. Ceramic floor tiles. Built in storage cupboard. Side facing PVCu double glazed window with fitted vertical blind and door leading to the rear garden. PVCu double glazed sliding doors leading to the rear garden with fitted vertical blinds.

W.C.

Stippled ceiling. Ceramic wall tiles. Ceramic floor tiles. Room is fitted with a two piece white suite comprising of WC and wall mounted wash hand basin with chrome hot and cold taps. Side facing PVCu frosted double glazed window.



LANDING

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Built in storage cupboards. Access into attic via pull down ladder and fully boarded for storage. Doors leading off.

BEDROOM 1 (15' 2" x 11' 1") or (4.63m x 3.37m)

Emulsioned ceiling with two pendant light fittings. Wallpapered walls with picture rail. Skirting board. Radiator. Fitted carpet. Two sets of built in wardrobes with sliding doors. Wall mounted flat screen TV. Front facing double glazed bay window with fitted Venetian blinds.

BEDROOM 2 (11' 10" x 12' 11") or (3.60m x 3.94m)

Measurements at widest point

Emulsioned ceiling with pendant light. Wallpapered walls. Skirting board. Radiator. Fitted carpet. Built in fitted wardrobe with sliding doors. Rear facing PVCu double glazed window with fitted roller blind.

BEDROOM 3 (11' 7" x 8' 2") or (3.54m x 2.49m)

Emulsioned ceiling with pendant light fitting. Wallpapered walls. Skirting board. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind.

BEDROOM 4 (9' 9" x 6' 7") or (2.98m x 2.0m)

Wallpapered ceiling. Wallpapered walls with picture rail. Skirting board. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted Venetian blind.

FAMILY BATHROOM (9' 8" x 8' 2") or (2.94m x 2.50m)

Emulsioned ceiling with inset spotlights. Part emulsioned part ceramic tiled walls. Ceramic floor tiles. Chrome heated towel rail. Room is fitted with a four piece white suite comprising of low level WC, corner wash hand basin set within grey vanity unit with chrome hot and cold mixer tap, centre fill white bathtub with chrome feet, built in shower cubical with ceramic wall tiles, white shower tray, bi-fold doors and chrome multifunction shower with rainfall head and hand held attachment. Side facing PVCu frosted double glazed window with fitted roller blind.

OUTSIDE

Front garden bounded on three sides by brick wall with iron gate. Original tiled path leading to front door.

Planted with ornamental Holly Tree.

Rear garden bounded on two sides by brick wall. Laid mainly to Astroturf with paved two sun terraces and path leading to the rear lane.

Block built pitched roof double garage with electric roller door leading to the rear lane and PVCu french doors leading to the rear garden. Comes with power, electric wall box charging point and upright fridge/freezer.

Garage has an alarm system in place.


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.pjhomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(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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