

Payton  
Jewell  
Caines



Rhodes Avenue, Port Talbot, Neath Port  
Talbot. SA12 6UT

£145,000

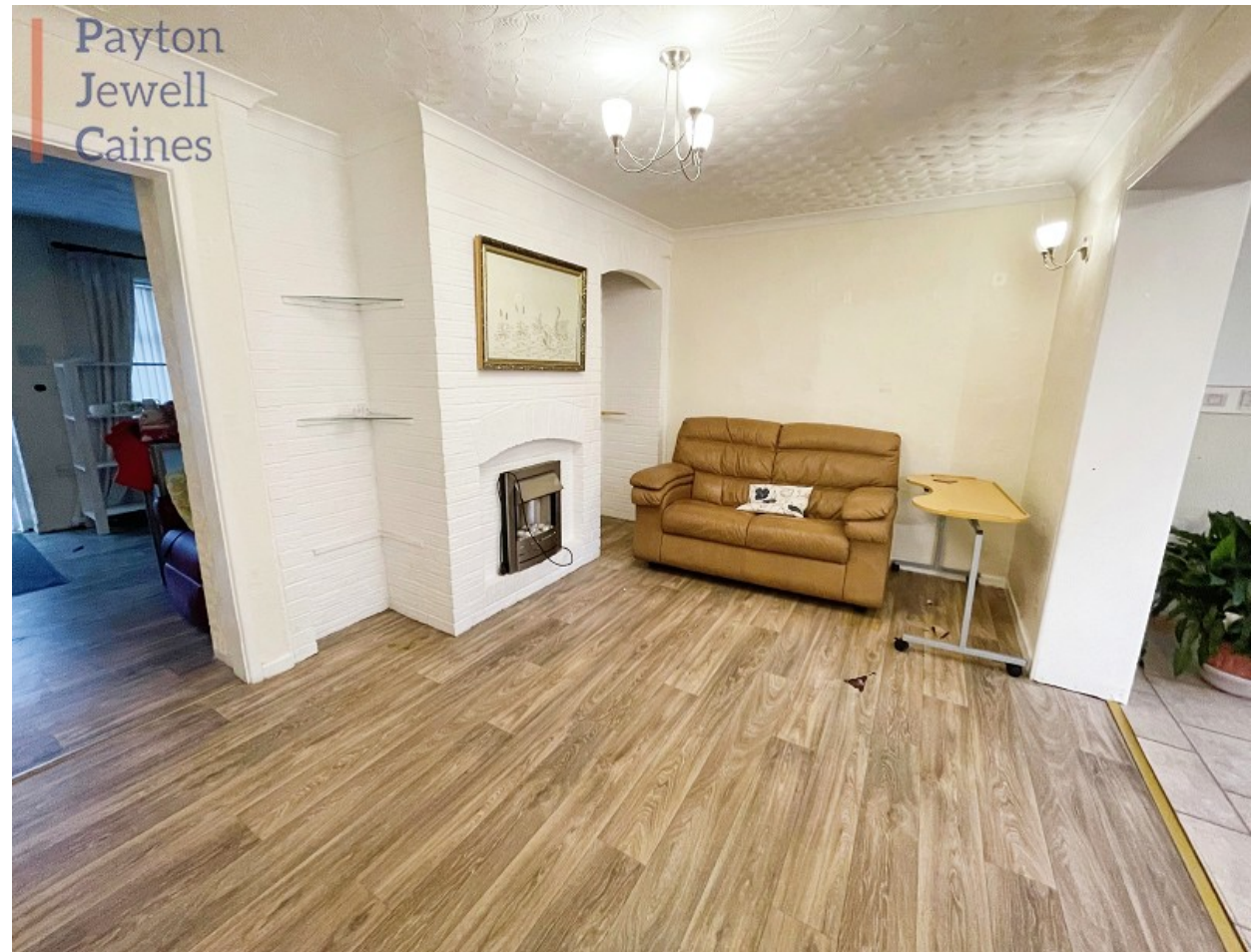
**PJC** PAYTON  
JEWELL  
CAINES

# Rhodes Avenue, Port Talbot, Neath Port Talbot. SA12 6UT

Welcoming to the market this extended three bedroom semi-detached house in need of some modernisation, ideal for FIRST TIME BUYERS looking for a home for a growing family. Early viewing is highly recommended to full appreciate the local area.

£145,000 - Freehold

- Three bedroom semi-detached house
- Off road parking for two cars
- Downstairs bathroom and upstairs shower room
- Leased solar panels
- NO ONGOING CHAIN
- EPC -/Council Tax B



## DESCRIPTION

Welcoming to the market this extended three bedroom semi-detached house in need of some modernisation, ideal for FIRST TIME BUYERS looking for a home for a growing family. Located in the popular area of Aberavon, the property benefits from access to local shops, Sandfields Primary School, St Joseph's Junior School, St Joseph's R C Comprehensive School and local amenities with good transport links to the M4 corridor. There is off road parking for two vehicles and good access to local public transport. Property has leased solar panels offering reduced electricity bills. Early viewing is highly recommended to full appreciate this family home.

Property briefly consists of two reception rooms, kitchen, extension with kitchen area and dining area, downstairs bathroom, three bedrooms and upstairs shower room. Externally there are both front and rear gardens with off road parking for two cars.

## ENTRANCE

Access via PVCu part panelled part frosted double glazed front door leading into porch. Stippled ceiling. Artex walls. Laminate tile flooring. Two PVCu double glazed windows. Wooden part panel part single glazed frosted door into:

### RECEPTION 1 (16' 0" x 10' 5") or (4.87m x 3.18m)

Artex ceiling. Artex walls. Radiator. Vinyl flooring. Staircase to first floor accommodation with fitted carpet and open plan understair storage. PVCu double glazed window to front of property set within bay with fitted vertical blinds. Door into kitchen and into:

### RECEPTION 2 (14' 4" x 9' 9") or (4.37m x 2.96m)

Artex ceiling with central light. Papered walls with wall light facilities. Radiator. Vinyl flooring. Feature brick effect wall with onset electric fire. Alcoves with shelving. Open plan into:

### EXTENSION (20' 5" x 8' 4") or (6.23m x 2.53m)

Offers reception and kitchen areas. Artex ceiling with two downlights. Papered walls. Radiator. Laminate tile effect flooring. To reception area there is a PVCu double glazed window to rear of property with vertical blinds. To kitchen there are a range of base units with complimentary work surfaces and tiled splashback areas. Plumbing for automatic washing machine. Stainless steel single drainer sink unit and mixer tap. Two PVCu double glazed windows to rear of property with fitted roller blinds. PVCu part panelled part frosted double glazed door to side elevation.

### KITCHEN (13' 7" x 6' 10") or (4.14m x 2.09m)

Artex ceiling. Fully tiled walls. Range of wall and base units with complimentary work surfaces. Integral appliances to include the fridge/freezer. Four ring gas hob and extractor hood. Split level electric oven. Laminate tile effect flooring. Door into:

### DOWNSTAIRS BATHROOM (7' 3" x 5' 2") or (2.20m x 1.57m)

PVCu panels to ceiling. Respatex to walls. Vinyl flooring. Three piece suite in white comprising of low level WC, hand basin set within vanity unit and panel bath. White towel rail heater. PVCu frosted double glazed window to front of property.



## LANDING

Via fitted carpet staircase to first floor. Stippled ceiling. Papered walls. Access into attic. Fitted carpet. Airing cupboard housing the Worcester combination boiler. Doors leading off.

## SHOWER ROOM (8' 6" x 5' 2") or (2.60m x 1.57m)

PVCu panelling to ceiling with inset ceiling lights. Respatex to walls. Special non-slip flooring. Radiator. Three piece suite in white comprising of low level WC, pedestal wash hand basin, shower tray with overhead electric shower. Extractor fan. PVCu frosted double glazed window to front of property.

## BEDROOM 1 (12' 11" x 10' 6") or (3.94m x 3.20m)

Skimmed ceiling. Papered walls. Fitted carpet. Radiator. Double door to cupboard with shelving. Fitted double wardrobe with sliding doors. PVCu double glazed window to rear of property with vertical blind.

## BEDROOM 2 (12' 9" x 10' 7") or (3.89m x 3.22m)

Skimmed ceiling. Papered walls. Fitted carpet. Radiator. Cupboard over staircase with shelving. PVCu double glazed window to front of property with vertical blind.

## BEDROOM 3 (8' 11" x 8' 5") or (2.72m x 2.56m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Three door mirrored wardrobe. PVCu double glazed window to rear of property with vertical blind.

## OUTSIDE

Leased solar panels to the roof.


Front garden is enclosed and bounded by wall. Driveway for parking for two vehicles. Laid to stone gravel and paved. Footpath leading to front porch. Side access via gate with overhead cover leading to the rear garden. Rear garden is enclosed and bounded by wall. Low maintenance with paved areas. Storage units. Gate to the rear lane.

## NOTE

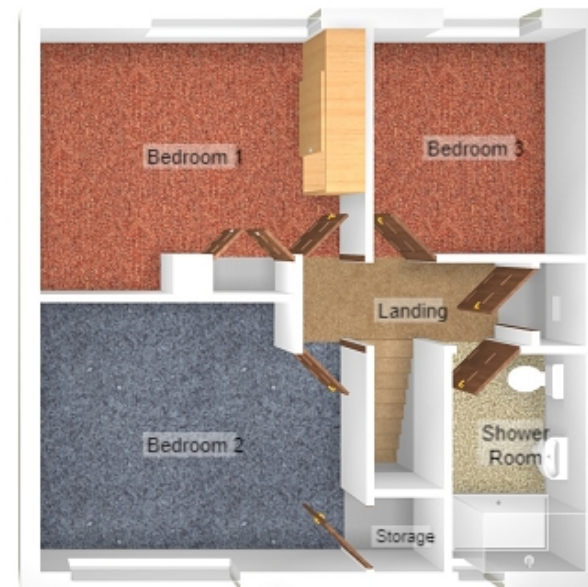
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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