

Payton
Jewell
Caines



Harlequin Road, Port Talbot, Neath Port
Talbot. SA12 6UP

£192,500

PJC PAYTON
JEWELL
CAINES

Harlequin Road, Port Talbot, Neath Port Talbot. SA12 6UP

We are pleased to present to the market this traditional build three bedroom semi-detached house. Early viewing is highly recommended to appreciate this extended spacious home.

£192,500 - Freehold

- Spacious three bedroom semi-detached house
- Two reception rooms
- Downstairs shower room and upstairs bathroom
- Front and rear gardens
- Driveway parking for multiple vehicles
- EPC D/Council tax B



DESCRIPTION

We are pleased to present to the market this traditional build three bedroom semi-detached house. Located in the popular area of Aberavon, this property benefits from good access to local shops, Sandfields Primary School, all amenities and good access to Port Talbot town centre. The property comes with off road parking for multiple vehicles as well as being a short walk away from public transport. Early viewing is highly recommended to appreciate this extended spacious home.

The property briefly consists of two reception rooms, kitchen, downstairs shower room, upstairs family bathroom and three bedrooms. Externally there are both front and rear gardens with off road parking to the front.

ENTRANCE

Access via PVCu front door with decorative double glazed unit into extension hallway. Skimmed ceiling. Papered walls. Tiled flooring. Wall mounted electric heater. Plumbing for washing machine and space for tumble drier. PVCu double glazed window to side of property. PVCu double glazed stable door to rear. Two doors leading into the house.

RECEPTION 1 (21' 3" x 11' 8") or (6.47m x 3.55m)

Artex ceiling with coving. Papered walls. Fitted carpet. Two sets of radiators. Focal point to the room is the marble fire surround and hearth with onset electric fire. PVCu triple glazed window to front of property with vertical blinds.

RECEPTION 2 (18' 2" x 11' 3") or (5.54m x 3.44m)

Artex ceiling with coving. Papered walls. Laminate flooring. Fire recess area ideal for freestanding electric fire. Radiator. Staircase to first floor with spindle balustrade. Fitted carpet. PVCu triple glazed window to front of property with vertical blinds. Archway into:

INNER PASSAGE

Artex ceiling with coving. Papered walls. Continuation of laminate flooring. Two doors leading off.

KITCHEN (16' 3" x 10' 11") or (4.95m x 3.34m)

Skimmed ceiling. Emulsioned walls. Refurbished kitchen comprising of cream wall and base units in high gloss with complimentary wood effect work surfaces. Glass splash back areas. One and a half bowl single drainer sink with mixer spray tap. Four ring electric hob. Extractor hood. Split level electric oven. Space for free standing appliances. Chrome towel rail heater. PVCu double glazed double patio stable doors to rear garden. Walkway into:

INNER HALLWAY

Skimmed ceiling. Emulsioned walls. Continuation of vinyl flooring. Understair storage. Door into:

SHOWER ROOM (7' 7" x 5' 10") or (2.31m x 1.77m)

PVCu tongue and groove to ceiling. Respatex to walls. Vinyl non-slip flooring. Chrome towel rail heater. Room is fitted with a three piece suite in white comprising of disabled WC, hand basin set within vanity unit, shower area with electric overhead shower, shower rail and curtain. PVCu frosted double glazed window to rear of property. Fully glazed PVCu door to entrance hall.



LANDING

Split level staircase with spindle balustrade. Stair lift to remain. Papered ceiling with loft access hatch. Loft partly boarded with ladder. Papered walls. Fitted carpet. Cupboards with shelving and airing cupboard housing the combination boiler. PVCu double glazed window to rear of property on staircase landing. PVCu frosted double glazed window to side of property. Doors leading off.

FAMILY BATHROOM (7' 7" x 7' 1") or (2.31m x 2.16m)

PVCu tongue and groove to ceiling. Respatex to walls. Laminate tile effect flooring. Chrome towel rail heater. Room is fitted with a three piece suite comprising of low level WC, pedestal wash hand basin, panel bath with mixer shower tap. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (11' 0" x 10' 7") or (3.35m x 3.23m)

Artex ceiling with coving. Papered walls. Fitted carpet. Radiator. PVCU triple glazed window to front of property.

BEDROOM 2 (11' 4" x 10' 5") or (3.45m x 3.18m)

Artex ceiling with coving. Papered walls. Laminate flooring. Radiator. PVCu frosted double glazed window to side of property. PVCu triple glazed window to front of property with vertical blinds.

BEDROOM 3 (10' 6" max x 5' 11" max) or (3.19m max x 1.81m max)

Measurements including fitted wardrobes

Artex ceiling. Papered walls. Laminate flooring. Radiator. Fitted wardrobes to both sides of room with sliding doors. PVCu double glazed window to rear of property with vertical blinds.

OUTSIDE

Front garden enclosed and bounded by wall. Low maintenance garden with slate shingle. Raised flowerbed. Off road parking for several vehicles. Pedestrian wrought iron gate. Footpath leading to front door. Wooden gate leading to:

Rear garden enclosed and bounded by block wall. Low maintenance with large paved patio area. Gazebo covering one area. Wooden storage unit. Wooden gate giving access to front garden.


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	57	
(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