

Payton
Jewell
Caines



Station Terrace, Port Talbot, Neath Port
Talbot. SA12 6BZ

£120,000

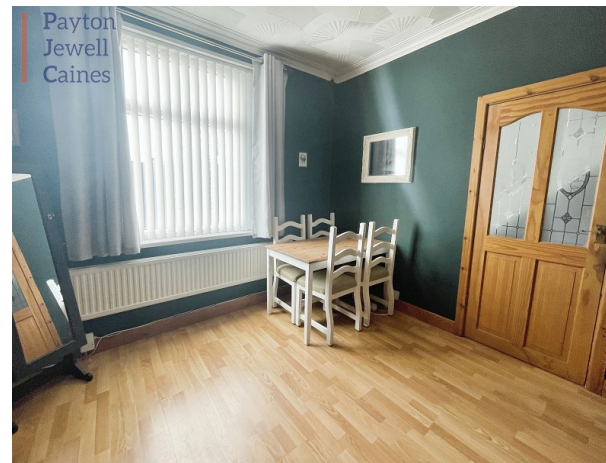
 PAYTON
JEWELL
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Station Terrace, Port Talbot, Neath Port Talbot. SA12 6BZ

Calling all FIRST TIME BUYERS and INVESTORS to look at this three bedroom mid terrace house in the popular area of Aberavon. Early viewing is highly recommended to fully appreciate the potential home.

£120,000 - Freehold

- Three bedroom mid terraced house
- Open plan living room/dining room
- Downstairs bathroom with separate utility space
- Rear garden with two out buildings
- PVCu double glazing throughout
- EPC D/Council tax B



DESCRIPTION

Calling all FIRST TIME BUYERS and INVESTORS to look at this three bedroom mid terrace house in the popular area of Aberavon. This property is ideally located close to shops, Sandfields Primary School, amenities and good transport links to Port Talbot town centre and the M4 corridor. Early viewing is highly recommended to fully appreciate the potential home.

The property briefly consists of living room/dining room, kitchen, utility room, downstairs bathroom and three bedrooms. Externally there is street parking to the front and a rear garden with two out buildings.

ENTRANCE

Access via PVCu frosted double glazed front door leading into hallway. Skimmed ceiling. Emulsioned walls. Radiator. Stairs to first floor accommodation. Doors leading off.

LIVING/DINING ROOM (22' 5" x 10' 0") or (6.84m x 3.05m)

Textured ceiling. Emulsioned walls. Wood effect laminate flooring. Two radiators. Feature fireplace with marble hearth and wooden fire surround with freestanding electric fire. Front facing PVCu double glazed window with fitted vertical blinds. Opening leading into:

KITCHEN (12' 8" x 10' 7") or (3.86m x 3.23m)

Skimmed ceiling. Half emulsioned and half tiled walls. Wood effect tiled flooring. Plinth heater. Room is fitted with a range of high gloss wall and base units with complementary worktops. Sink and drainer with mixer tap. Built in four ring gas hob with built in electric oven below and extractor hood. Plumbing for automatic washing machine. Space for upright fridge/freezer. Rear facing PVCu double glazed window. PVCu frosted double glazed door leading to the rear garden.

UTILITY (8' 5" x 5' 7") or (2.57m x 1.70m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Understair storage cupboard. Doorway leading to:

BATHROOM (12' 10" x 5' 7") or (3.90m x 1.69m)

Skimmed ceiling. Half emulsioned and half ceramic tiled walls. Wood effect vinyl flooring. Radiator. Room is fitted with a four piece white suite comprising WC, pedestal wash hand basin with taps, freestanding bath with mixer tap, walk in double shower cubicle with wall mounted shower and glass shower screen. Rear facing PVCu frosted double glazed window with fitted roller blind.

LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (14' 1" x 10' 3") or (4.29m x 3.12m)

Skimmed ceiling with loft access hatch. Loft partly boarded with pull down ladder. Emulsioned walls. Fitted carpet. Radiator. Two front facing PVCu double glazed windows with fitted vertical blinds and curtain poles.

BEDROOM 2 (11' 9" x 10' 5") or (3.59m x 3.17m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in cupboard housing the combination boiler. Rear facing PVCu double glazed window with fitted Venetian blinds.



BEDROOM 3 (8' 10" x 6' 6") or (2.69m x 1.97m)

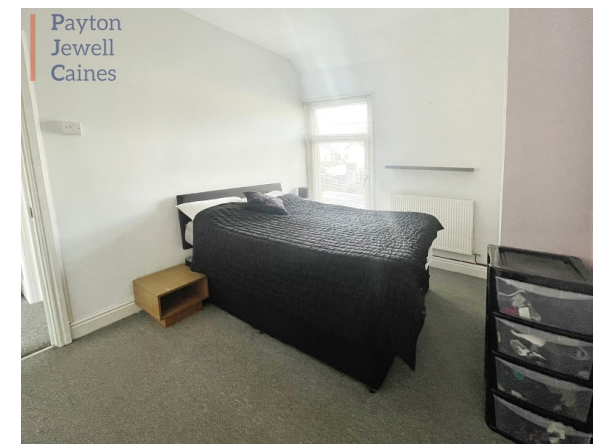
Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted Venetian blind.

OUTSIDE

Fronts onto the pavement with street parking.
Rear garden enclosed and bounded by wall. Garden is low maintenance laid with pavers. Two storage units. Gates leading to the rear lane. Outdoor tap.


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		87
(69-80) C		
(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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