

Payton
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Caines



Alexandra Street, Port Talbot, Neath Port
Talbot. SA12 6EE

£110,000

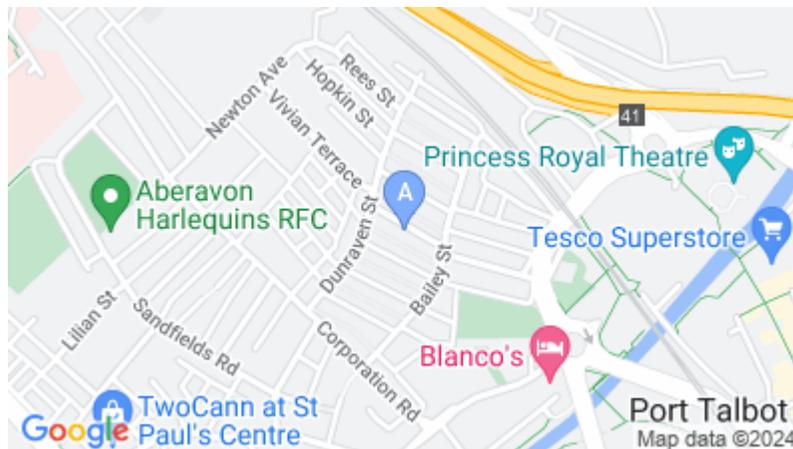


Alexandra Street, Port Talbot, Neath Port Talbot. SA12 6EE

Welcoming to the market this three bedroom mid terraced traditional build house that would be the ideal FIRST FAMILY HOME. Early viewing is highly recommended to appreciate this family home.

£110,000 - Freehold

- Three bedroom mid terrace house
- Open plan living/dining room
- Modern kitchen/bathroom
- Rear garden with rear lane access
- Within walking distance to Port Talbot town centre
- EPC D/Council Tax B



DESCRIPTION

Welcoming to the market this three bedroom mid terraced traditional build house that would be the ideal FIRST FAMILY HOME. Located in the heart of Old Aberavon, this property benefits from being within walking distance to Port Talbot town centre with access to local shops, Saint Joseph's Catholic Infant School and amenities. Early viewing is highly recommended to appreciate the central location of this home.

The property briefly consists of a lounge/dining room, kitchen, family bathroom and three bedrooms. Externally there is a rear garden with rear lane access.

ENTRANCE

Access via black composite door with glazed panel leading into hallway. Artex ceiling. Emulsioned walls. Vinyl flooring. Door leading into:

OPEN PLAN LOUNGE/DINER (21' 9" x 14' 2") or (6.64m x 4.32m)

Artex ceiling with two pendant light fittings. Emulsioned walls with dado rail. Fitted carpet. Radiator. Wooden fire surround and hearth. Understair storage. Front facing PVCu double glazed window with fitted Venetian blinds. Rear facing PVCu double glazed window with fitted Venetian blinds. Opening leading into:

KITCHEN (10' 1" x 8' 3") or (3.07m x 2.52m)

Artex ceiling with roof space access hatch. Emulsioned walls with ceramic tiles to splash back areas. Ceramic floor tiles. Radiator. Room is fitted with a range of grey gloss floor and wall cupboards with black laminate worktops. Stainless steel sink and drainer with mixer tap. Free standing gas cooker with oven and grill. Undercounter washing machine. Dishwasher. Upright fridge/freezer. Wall mounted gas fired combination boiler. Side facing PVCu double glazed window. PVCu part glazed door leading to the rear garden. Door leading into:

FAMILY BATHROOM (7' 10" max x 7' 9" max) or (2.40m max x 2.36m max)

Measurements at widest point

PVCu clad ceiling with flush light fitting. Floor to ceiling Respatex panelling. Vinyl flooring. Chrome wall mounted heated towel rail. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, bathtub with wall mounted mains fed shower and glass shower screen. Rear facing frosted PVCu double glazed window.

LANDING

Artex ceiling with loft access hatch. Emulsioned walls with dado rail. Fitted carpet. Rear facing PVCu frosted glazed panel. Doors leading off.

BEDROOM 1 (12' 1" x 9' 11") or (3.68m x 3.02m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed window with fitted Venetian blinds.

BEDROOM 2 (11' 1" x 9' 5") or (3.37m x 2.88m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window.



BEDROOM 3 (8' 6" x 6' 8") or (2.60m x 2.02m)

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

OUTSIDE

Rear garden is bounded on three sides by wood featherblade fencing with wooden gate allowing access to rear lane. Laid mainly to gravel with stone pavers forming a path and stone pavers outside the house.

NOTES

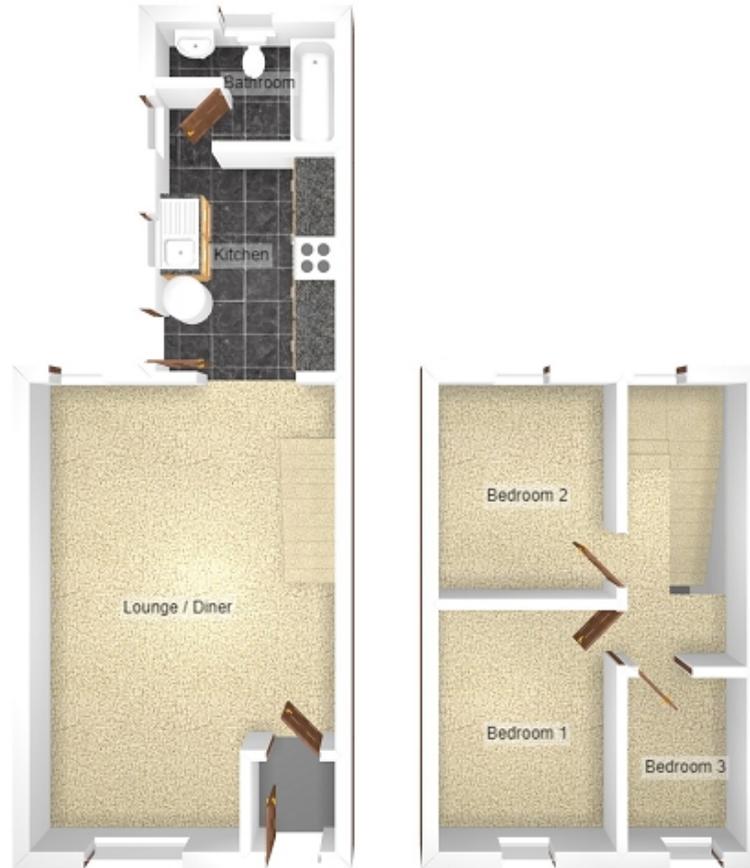
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(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.



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