

Payton  
Jewell  
Caines



The Mews, Port Talbot, Neath Port Talbot.  
SA12 6DP

£250,000

**PJC** PAYTON  
JEWELL  
CAINES

# The Mews, Port Talbot, Neath Port Talbot. SA12 6DP

We are pleased to present to the market this beautifully presented traditional build four bedroom family home located in Aberavon. Early viewing is highly recommended for this property ideal for any growing families.

£250,000 - Freehold

- Four bedroom semi-detached house
- Open plan lounge/diner
- Two bedrooms with en suites
- Allocated parking space
- Single garage with no added charges
- EPC C/Council tax D



## DESCRIPTION

We are pleased to present to the market this beautifully presented traditional build four bedroom family home located in Aberavon. Close to local shops, Sandfields Primary School, amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this property ideal for any growing families.

Property briefly consists of lounge/diner, kitchen, downstairs WC, family bathroom, three bedrooms to the first floor one with en suite and master bedroom to the second floor with en suite. Externally there is a rear garden with an allocated parking space. The garage is located under a coach house behind the rear garden.

## ENTRANCE

Access via front door leading into entrance hall. Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. Staircase to first floor accommodation with fitted carpet. Doors leading off.

## W.C.

Skimmed ceiling. Emulsioned walls. Continuation of the laminate flooring. Radiator. Room is fitted with a two piece suite in white comprising low level WC and pedestal wash hand basin.

## KITCHEN (10' 9" x 8' 7") or (3.28m x 2.62m)

Skimmed ceiling with two pendant light fittings. Emulsioned walls. Continuation of laminate flooring. Radiator. Room is fitted with a range of wall and base units with complementary work tops and matching up stands. Built in electric oven. Four ring gas hob with extractor hood. One and a half bowl single drainer sink unit with mixer tap. One of the wall cupboards houses the glow worm boiler. Plumbing for automatic washing machine. Space for other appliances. Space for upright fridge/freezer. PVCu double glazed window to front of property.

## LOUNGE/DINER (16' 6" x 15' 1") or (5.02m x 4.60m)

Skimmed ceiling with two pendant light fittings. Emulsioned walls. Continuation of the laminate flooring. Two radiators. Understair storage cupboard. PVCu double glazed french doors with matching side screens and top panel openings leading to the rear garden.

## LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Spindle balustrade. Continuation of staircase to upper floor. Cupboard housing the hot water tank. Doors leading off.

## FAMILY BATHROOM (6' 3" x 6' 1") or (1.91m x 1.86m)

Skimmed ceiling. Half emulsioned and half tiled walls. Vinyl flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, panel bath with mixer shower tap. PVCu frosted double glazed window to front of property.

## BEDROOM 1 (12' 7" x 8' 10") or (3.83m x 2.69m)

Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to rear of property. Door leading into:

## EN SUITE

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, shower cubicle with mains fed shower.



## **BEDROOM 2 (9' 6" x 8' 7") or (2.89m x 2.61m)**

Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to front of property.

## **BEDROOM 3 (9' 10" x 6' 0") or (3.00m x 1.84m)**

Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. PVCu double glazed window to rear of property.

## **SECOND LANDING**

Skimmed ceiling. Emulsioned walls. Fitted carpet. Door leading into:

## **MASTER BEDROOM (20' 4" max x 11' 10" max) or (6.20m max x 3.60m max)**

\*Measurements at widest point\*

Skimmed ceiling with two pendant light fittings and loft access hatch. Emulsioned walls. Fitted carpet. Two radiators. Range of six door wardrobes and shelving. Velux window to rear of property. PVCu double glazed window set within apex to front of property. Door leading into:

## **EN SUITE 2**

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, shower cubicle with mains fed shower. Velux window to rear of property.

## **OUTSIDE**

Front garden to green area with concrete footpath.

Rear garden is enclosed and bounded by wood panel fencing. Stone gravel borders. Large patio area ideal for garden furniture. Astroturf grass. Decked area ideal for garden furniture. Side access leading to the front garden. Gate leading to allocated parking bay to rear of property.

Garage for the property is located under a coach house behind the property with access via up and over doors.


## **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.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	77	
(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		
<b>England, Scotland &amp; Wales</b>	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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