

Payton
Jewell
Caines



Western Avenue, Port Talbot, Neath Port
Talbot. SA12 7NB

£170,000

PJC PAYTON
JEWELL
CAINES

Western Avenue, Port Talbot, Neath Port Talbot. SA12 7NB

Located within the popular residential area of SANDFIELDS, walking distance to Aberavon Seafront. THREE BEDROOM semi detached property would be Ideal for a FIRST TIME BUYER, INVESTOR or potential for a beautiful family home offered with NO ONGOING CHAIN.

£170,000 - Freehold

- Three bedroom semi-detached house
- Kitchen/diner
- Newly fitted roof, electrics and boiler
- Conservatory
- Ample off road parking
- Council Tax B/EPC



DESCRIPTION

We are pleased to welcome to the market a well presented three bedroom Non traditional semi-detached house situated within the popular residential area of SANDFIELDS. This property is close to schools Ysgol Gynradd Gymraeg Rhosafan, Therese's Catholic Primary School, Ysgol Gymraeg Bro Dur, Ysgol Bae Baglan, local shops and within walking distance of Aberavon beach. Offered with NO ONGOING CHAIN.

Accommodation briefly comprises lounge, kitchen/diner, conservatory, utility room, three bedrooms and family bathroom. Externally there are front and rear garden offering ample off road parking.

ENTRANCE

Access via composite front with decorative double glazed units leading into:

LOUNGE (16' 6" x 10' 7") or (5.02m x 3.23m)

Artexed and coved ceiling. Emulsioned walls and part papered. Radiator. Laminate flooring. Understair storage. Focal point to the room is the log burner set on hearth and arch feature fire surrounds. Front facing PVCu double glazed window with wooden Venetian blinds, curtain rail and curtains. Frosted double glazed side panels to doorway into:

KITCHEN/DINER (21' 7" x 10' 2") or (6.58m x 3.10m)

Kitchen area:

Skimmed ceiling with inset ceiling lights and coving. Emulsioned walls with one feature papered wall. Laminate tile effect flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces and glass display cabinets. Tiles to splash back areas. Range cooker and fridge freezer to remain (subject to offer). Single drainer sink unit and mixer tap. Side facing PVCu double glazed window.

Diner area:

Skimmed ceiling with inset ceiling lights and coving. Emulsioned walls with one feature papered wall. Continuation of laminate tile effect flooring. PVCu double glaze french doors leading to into conservatory. Door from kitchen into:

CONSERVATORY

PVCu double glazed units set on dwarf wall. Vinyl floor covering. PVCu double glazed french doors leading to rear garden.

UTILITY (9' 0" x 5' 3") or (2.74m x 1.60m)

Skimmed ceiling. Emulsioned walls. Continuation of the flooring. Radiator. Plumbing in place for washing machine and tumble dryer (both appliances to remain, subject to offer). Cupboard housing the combination boiler. Front facing PVCu frosted double glazed window. Fully frosted double glazed door to side.

LANDING

Stippled and coved ceiling. Loft access hatch. Emulsioned walls. Storage cupboard. Radiator. All doors leading off.



FAMILY BATHROOM (8' 5" x 4' 9") or (2.57m x 1.44m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Vinyl floor covering. Three piece suite in white comprising low level w.c. pedestal wash hand basin with tiled splash back, shower cubicle with overhead rainfall shower head and handheld mains fed shower. Fully tiled with decorative glass blocks. Front facing PVCu frosted double glazed window. Chrome towel rail heater.

BEDROOM 1 (13' 1" x 10' 9") or (3.99m x 3.27m)

Skimmed ceiling and coved. Emulsioned walls. Radiator. Fitted carpet. Cupboard over staircase. Two front facing PVCu double glazed windows with venetian blinds.

BEDROOM 2 (12' 2" x 8' 9") or (3.71m x 2.66m)

Artexed ceiling and coved. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed windows with venetian blinds.

BEDROOM 3 (9' 0" x 7' 9") or (2.75m x 2.36m)

Artexed ceiling and coved. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed windows with venetian blinds, curtain rail and curtains.

OUTSIDE

Front is enclosed and bounded by wall and wood panel fencing. Resin driveway with ample parking for several vehicles. Slate chipping's for low maintenance.

To the rear there is a landscaped garden, enclosed and bounded by wood panel fencing and wall. Laid to lawn areas. Large decked area ideal for garden furniture. Footpath leading to side gate giving access to front of property.


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

EPC

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



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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