

Payton
Jewell
Caines



Sandown Road, Port Talbot, Neath Port
Talbot. SA12 6PR

£149,950

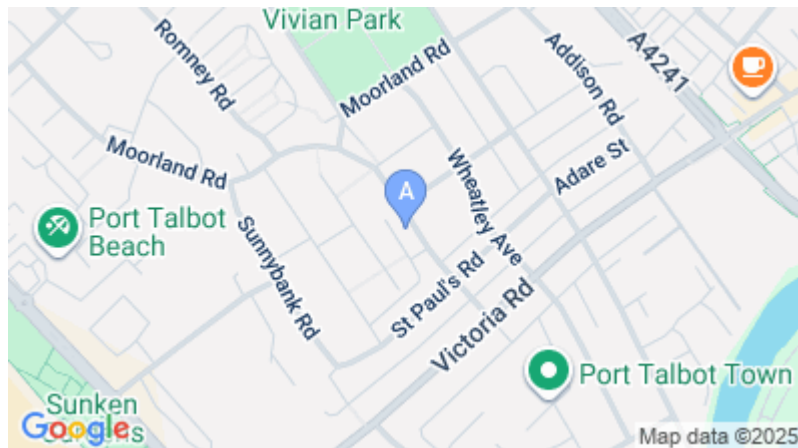
PJC PAYTON
JEWELL
CAINES

Sandown Road, Port Talbot, Neath Port Talbot. SA12 6PR

We are pleased to present to the market this two bedroom extended semi-detached property located in a desirable area close to Aberavon beachfront, local schools, amenities and transport links. Early viewing is recommended.

£149,950

- Two bedroom semi-detached
- First floor bathroom
- Ground floor cloakroom w.c.
- Modern fitted kitchen
- Driveway and Garage
- EPC -



DESCRIPTION

We are pleased to present to the market this two bedroom extended semi-detached property located in a desirable area, within walking distance to Aberavon beachfront, Tywyn Primary School, amenities and transport links. Good access to the M4 corridor. Early viewing recommended.

Accommodation briefly consists to the ground floor; hallway, open plan lounge/diner, cloakroom and kitchen. To the first floor two bedrooms and family bathroom. Externally an enclosed rear garden laid to lawn and patio with outbuilding and garage. The front of the property is maintenance free and has a shared driveway giving access to off-road parking and garage.

HALLWAY

Enter property by a composite door with frosted panels. Ceiling is skimmed and emulsioned with spotlight. Walls are skimmed and emulsioned. Laminate floor. Staircase to first floor landing. Doorway to:

RECEPTION 1 (14' 3" x 10' 0") or (4.34m x 3.06m)

Ceiling is skimmed and emulsioned with inset spotlights. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window to front aspect. Chimney breast with alcove to either side and low level storage housing the electric meter. Under stair storage housing the gas meter. Laminate floor. Square opening through to:

RECEPTION 2 (10' 11" x 7' 6") or (3.32m x 2.28m)

Ceiling is skimmed and emulsioned with spotlight. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to rear. Laminate floor.

KITCHEN (16' 1" x 10' 8") or (4.89m x 3.24m)

Ceiling is skimmed and emulsioned with spotlights. Walls are skimmed and emulsioned with tiling into splashback areas. Modern vertical radiator. PVCu double glazed French doors to rear patio. Kitchen comprises range of wall and base units in high gloss, white with coordinating work surfaces. Integrated appliances to include double oven with overhead extraction. Space for American fridge freezer in stainless steel. Sink with drainer and mixer shower tap and tiles to floor.

UTILITY AREA (5' 8" x 2' 7") or (1.73m x 0.80m)

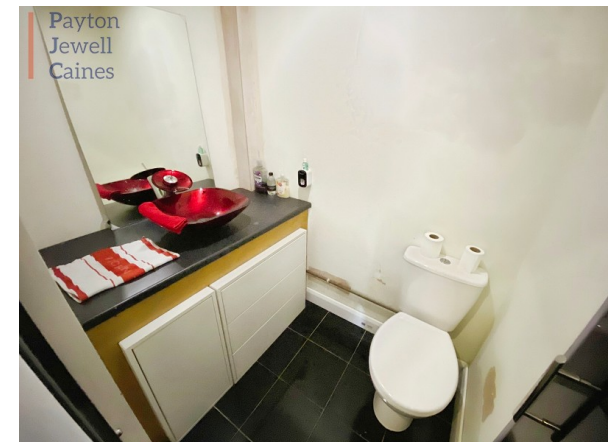
Ceiling is skimmed and emulsioned with inset spotlight. Coving. Walls are skimmed and emulsioned. Space and plumbing for automatic washing machine. Work surface. Flooring is a continuation of the laminate. Doorway to:

DOWNSTAIRS W.C. (5' 9" x 4' 1") or (1.74m x 1.24m)

Ceiling is an emulsioned with spotlight. Coving. Walls are skimmed and emulsioned. Low level WC and wash hand basin. Storage below. Flooring is tiled.

LANDING

Staircase leads to first floor landing with fitted carpet. Ceiling is skimmed and emulsioned with spotlight. Access to loft. Walls are skimmed and emulsioned. Fitted carpet. Attic space is fully boarded for storage and has drop down ladder.



BEDROOM 1 (17' 5" max x 8' 4") or (5.31m max x 2.55m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window to front aspect. Laminate to floor.

BEDROOM 2 (10' 4" x 8' 11") or (3.16m x 2.73m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to rear. Storage housing gas fired combination boiler. Flooring is laminate.


BATHROOM (8' 4" x 6' 10") or (2.55m x 2.09m)

Ceiling is respatex panels with light. Respatex panelling to the walls. Chrome heated towel rail. Low level WC, wash hand basin with storage beneath, corner Jacuzzi bath with mixer tap and overhead shower with glass shower screen. Flooring is tiled.

OUTSIDE

To the rear of the property is a larger than average enclosed garden with area laid to patio slabs and a further area laid to lawn. Block built outhouse to the rear of the garden with power and lighting. PVCu double glazed windows and PVCu double glazed French doors. This is versatile space that can be adapted into a home office. To the front of the property is maintenance with shared driveway giving access to off-road parking space. Garage with power and lighting.



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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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

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porttalbotrentals@pjchomes.co.uk