



St. Pauls Road, Port Talbot, Neath Port
Talbot. SA12 6PG

Offers In Excess Of
£175,000

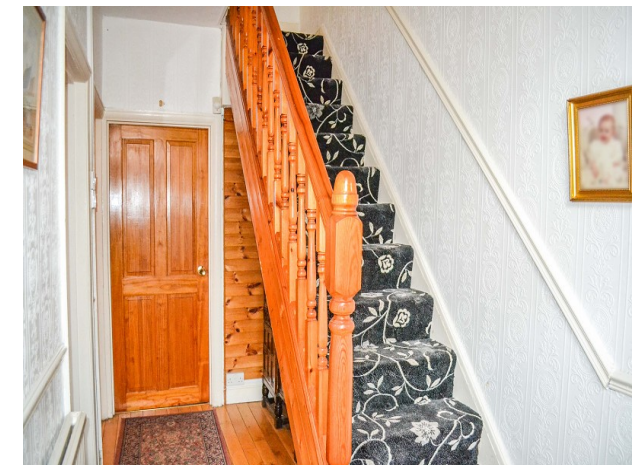
PCJ PAYTON
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St. Pauls Road, Port Talbot, Neath Port Talbot. SA12 6PG

Situated within close proximity to ABERAVON BEACH, TYWYN PRIMARY SCHOOL and local amenities, this THREE BEDROOM mid terrace house benefits from good size accommodation throughout and is available with NO ONGOING CHAIN.

Offers In Excess Of £175,000

- Three bedroom extended mid terrace house
- Open plan kitchen/breakfast room
- Two reception rooms
- Family bathroom/Downstairs shower room
- Garage to rear/No on going chain
- Council tax B/ EPC D



DESCRIPTION

We are pleased to offer to market this traditional three bedroom 1930s build mid terraced house. Conveniently positioned within walking distance of Aberavon seafront, local shops and local schools. This property would make an ideal purchase for a first time buyer or a family.

Accommodation briefly comprises two reception rooms, fitted kitchen/breakfast room and family bathroom.

ENTRANCE

Accessed via PVCu front door leading into the hallway.

HALLWAY

Papered ceiling and walls with dado rail, solid wood flooring, radiator, staircase to first floor with fitted carpet and spindled balustrade. Open plan to under stairs area and door leading into downstairs shower room.

DOWNSTAIRS SHOWER ROOM (8' 2" x 5' 7") or (2.49m x 1.69m)

PVC tongue and groove ceiling, respatex walls, tiled flooring, radiator. Fitted with a three piece suite in white comprising low w.c. hand basin set within vanity unit and shower cubicle with mains fed shower. Rear facing frosted PVCu double glazed window.

RECEPTION 1 (13' 3" x 12' 11") or (4.05m x 3.93m)

Papered ceiling and walls, with original picture rail, fitted carpet, radiator, recessed walls, main feature to the room is the original fire surrounds with cast iron fire. Front facing PVCu double glazed window set within a bay with fitted vertical blinds.

RECEPTION 2 (13' 0" x 11' 10") or (3.97m x 3.60m)

Skimmed ceiling, coving, emulsioned walls, continuation of solid wood flooring, radiator, wooden fireplace, marble hearth and back plate with onset electrical fire. Open plan into kitchen breakfast room.

KITCHEN/BREAKFAST ROOM (14' 7" x 9' 7") or (4.44m x 2.93m)

Skimmed ceiling with inset ceiling lights, coving, centre light to dining area, continuation of solid wood flooring. Kitchen is fitted with a range of wall and base unit with complimentary work surfaces and tiled splash back areas. One and a half bowl stainless steel single drainer with mixer tap. Free standing gas cooker, unit with glass display cabinet to remain. PVCu double glazed window and french doors to rear of garden.

LANDING

Papered ceiling and walls, loft access hatch, fitted carpet, spindled balustrade and doors leading off.

FAMILY BATHROOM (6' 0" x 5' 10") or (1.83m x 1.78m)

PVC tongue and groove ceiling, respatex walls, tiled flooring. Fitted with three piece suite in white comprising of low level w.c. pedestal wash hand basin and panelled bath. Chrome heated towel rail and rear facing PVCu frosted double glazed window.

BEDROOM 1 (14' 3" x 12' 0") or (4.34m x 3.67m)

Papered ceiling, coving, papered walls, fitted carpet, radiator and PVCu double glazed window set within a bay with fitted vertical blinds.



BEDROOM 2 (11' 10" x 11' 4") or (3.61m x 3.46m)

Papered ceiling, coving, papered walls, built in cupboard to recess area houses the combination boiler, fitted carpet, radiator and PVCu double glazed window to rear of property.

BEDROOM 3 (8' 2" x 6' 9") or (2.48m x 2.07m)

Papered ceiling and walls. fitted carpet, radiator and PVCu doubled glazed window to front of property fitted with a vertical blind.


OUTSIDE

To the front there is a small forecourt and gate leading to footpath to front door.

To the rear of the property you have a low maintenance garden with stone gravel, flower and shrub borders, paved patio area ideal for garden furniture all enclosed and bounded by original wall. Single detached garage with courtesy windows and door leading from the garden, electrics supplied and rear lane access via up and over door. Gate leading to rear access and outbuilding.



Floorplan & EPC

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