

Payton  
Jewell  
Caines



Ford Road, Port Talbot, Neath Port Talbot.  
SA13 1YT

£130,000

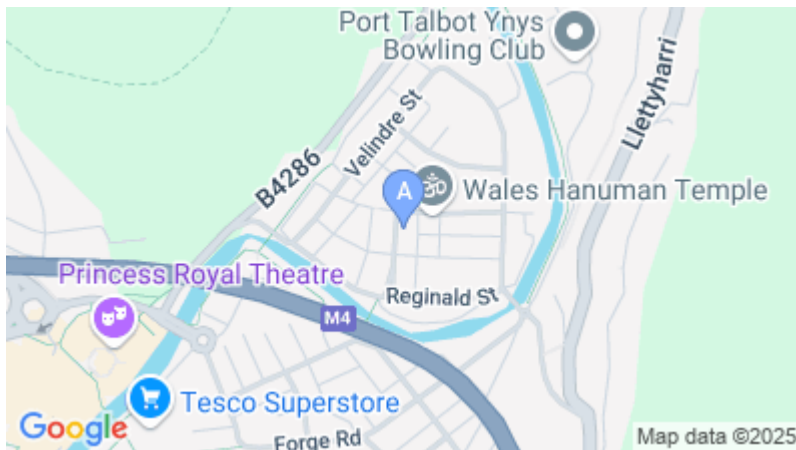
 PAYTON  
JEWELL  
CAINES

# Ford Road, Port Talbot, Neath Port Talbot. SA13 1YT

Traditional mid terrace house comprising entrance hallway, through lounge / diner, kitchen and lean-to. Three bedrooms and generous family bathroom. IDEAL FIRST TIME PURCHASE.

£130,000 - Freehold

- Traditional three bed mid terrace house
- Open plan lounge/diner
- Modern fitted kitchen
- Four piece bathroom
- Low maintenance rear garden
- Council tax /EPC



## DESCRIPTION

We are delighted to present to the market this beautifully presented traditional build three bedroom terraced property in the heart of Velindre. The property is within walking distance of Aberavon shopping centre, local amenities and transport links. Early viewing is recommended to appreciate this immaculate family home.

Accommodation comprises ground floor, entrance hallway, open plan lounge/diner and kitchen. First floor, three well-proportioned bedrooms and bathroom.

### Key Features

FREEHOLD

Walking distance of Port Talbot centre

Fantastic 4 piece bathroom

Modern fitted kitchen

Brick built storage to the rear.

## ENTRANCE

Accessed part frosted glazed PVCu front door with overhead glazed panel leading into:

## PORCH

Coved ceiling. Papered walls with half height feature dado rail and tiles below. Wood effect laminate floor. Through into:

## ENTRANCE HALL

Coved ceiling. Papered walls. Wood effect laminate floor. Stairs to first floor accommodation. Door into:

## DINING ROOM (13' 1" x 12' 0") or (4.00m x 3.65m)

PVCu double glazed window looking into the lean-to. Emulsioned ceiling. Central ceiling rose. Feature coving. Emulsioned walls. Wood effect laminate floor. Under stair storage. Large square archway leading through:

## LOUNGE (10' 2" x 12' 4") or (3.10m x 3.75m)

PVCu double glazed window overlooking the front. Emulsioned ceiling. Central ceiling rose. Feature coving. Emulsioned walls. Continuation of laminate floor. Space for electric fire. Solid oak mantle and fitted storage cupboards housing the electric circuit breaker and gas meter.

## KITCHEN (10' 6" x 8' 6") or (3.20m x 2.60m)

Overlooking the rear garden via PVCu double glazed window. Emulsioned ceiling. Recessed LED spotlights. Emulsioned walls. Tile effect cushion floor. Kitchen is fitted with arrange of cream shaker style wall and base units with brushed chrome handles and complementary roll top work surfaces. Undercounter and plinth lighting. Ceramic tiles to splashback. Inset sink with swan neck tap and drainer. Integrated electric hob with overhead extractor hood. Electric waist height cooker. Space for microwave. Plumbing for automatic washing machine and slim line dishwasher. Space for fridge freezer. Part frosted glazed PVCu door through into:



## LEAN-TO (10' 10" x 5' 7") or (3.30m x 1.70m)

PVCu double glazed french doors leading out onto the rear garden. Poly carbonate lean-to roof. Emulsioned walls. Ceramic tiled floor. Worksurface with power below. Wall mounted electric fuse box serving the rear storage. PVCu glaze door leading to rear storage with power and light. Solid metal door giving access to the rear lane.

## LANDING

Loft access hatch with pull down ladder. Loft is boarded with power. Landing space that would be ideal for a home office.

## BATHROOM

PVCu frosted glazed window to the rear. Coved ceiling. Central light fitting. Half height emulsioned and ceramic tiles walls. Cushioned floor. Room is fitted with a four piece suite in white comprising w.c. wash hand basin with swan neck tap, quadrant style shower cubicle with fully glazed doors housing a plumbed shower with an hand attachment and rainfall shower head, free standing slipper bath with chrome swan neck tap. Wall mounted heated towel rail. Radiator. Wall mounted mirrored bathroom cabinet. Fitted storage cupboard housing a gas fired combi boiler.

## BEDROOM 1 (12' 6" x 8' 2") or (3.80m x 2.50m)

Overlooking the front via PVCu double glazed window. Emulsioned and coved ceiling. Emulsioned walls. Fitted carpet.

## BEDROOM 2 (10' 4" x 9' 4") or (3.15m x 2.85m)

Overlooking the rear via PVCu double glazed window. Coved ceiling. Papered walls. Fitted carpet.

## BEDROOM 3 (9' 4" x 6' 11") or (2.85m x 2.10m)

Overlooking the front via PVCu double glazed window. Coved ceiling. Emulsioned walls. Fitted carpet.


## OUTSIDE

Low maintenance rear garden with storage shed with solid metal door giving access to the rear lane. Outside tap.

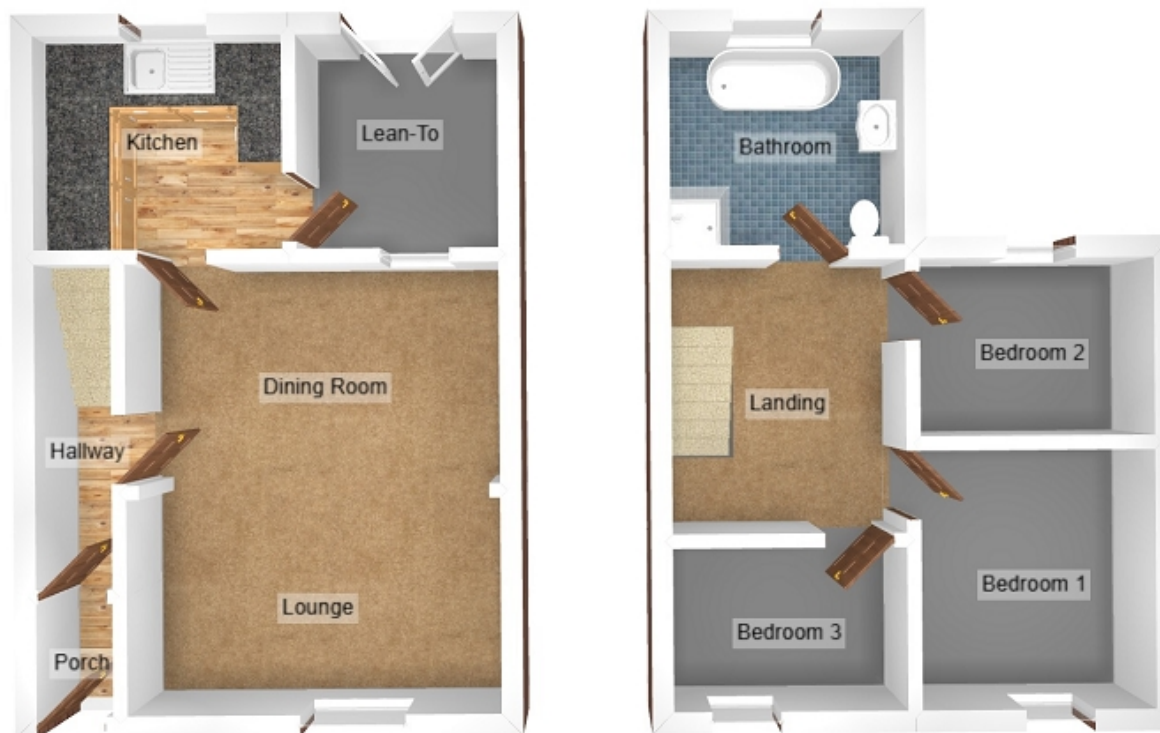


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(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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