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Seaward Avenue, Port Talbot, Neath Port  
Talbot. SA12 7LT

£135,000

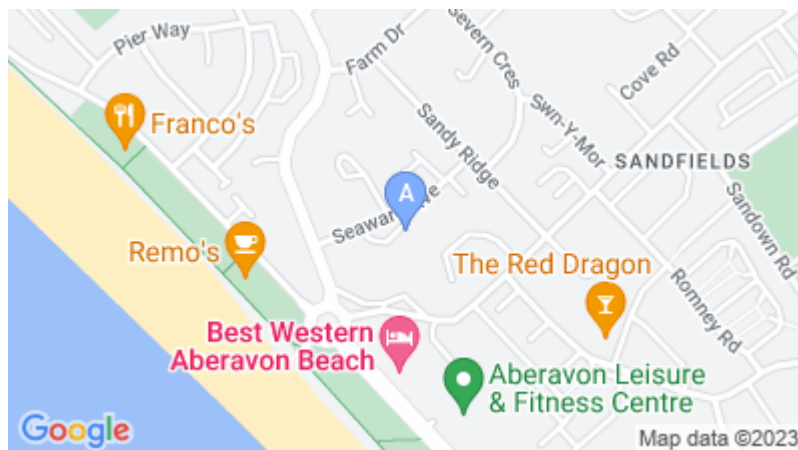


# Seaward Avenue, Port Talbot, Neath Port Talbot. SA12 7LT

We are pleased to present to the market this three bedroom semi-detached house with lots of potential for a family home. Ideal for FIRST TIME BUYERS or INVESTORS. Can be offered with NO ONGOING CHAIN. This is a System Build Concrete Pour construction.

## £135,000 - Freehold

- Semi-detached three bedroom house
- Two reception rooms
- Larger than average rear garden
- Off road parking
- No ongoing chain
- Council Tax B/EPC -



## DESCRIPTION

Early viewing is essential to fully appreciate the potential of this three bedroom semi-detached house in the Aberavon area. A short walk to Aberavon beach with access to all local shops, restaurants and facilities. A short drive to Port Talbot town centre with access to all amenities. Good transport link to the M4 corridor. Local schools close by within Sandfields. Can be offered with NO ONGOING CHAIN. Ideal for FIRST TIME BUYERS or INVESTORS.

Property briefly consists of two reception rooms, kitchen, three bedrooms and family bathroom.

Eternally there is front and rear gardens with two outbuildings. There is off road parking to the front of the property.

## ENTRANCE

Access via side on PVCu front door into entrance hall. Papered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property. Staircase to first floor with fitted carpet. Under stair storage. Doors leading off.

## RECEPTION 1 (13' 11" x 10' 10") or (4.23m x 3.30m)

Skimmed ceiling. Papered walls. Fitted carpet. Radiator. Recessed walls. Focal point to the room is the wooden fire surround. Marble hearth. Plastic back plate with onset electric fire. PVCu double glazed window to front of property.

## RECEPTION 2 (10' 9" x 10' 5") or (3.27m x 3.18m)

Papered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

## KITCHEN (10' 10" x 6' 11") or (3.31m x 2.10m)

Papered ceiling. Papered walls. tiles to splash back areas. Sink unit with single drainer and mixer tap. Base unit with complementary work surfaces. Space for fridge/freezer. Gas cooker point. Plumbing for automatic washing machine. Cupboard/pantry. PVCu double glazed window to rear of property. Fully frosted PVCu double glazed door to rear.

## LANDING

Papered ceiling. Papered walls. Fitted carpet. PVCu double glazed tilt and turn window to rear of property. Access into attic. Doors leading off.

## FAMILY BATHROOM (6' 2" x 5' 7") or (1.88m x 1.69m)

Skimmed ceiling. Respatex to walls. Special non-slip flooring. Three piece suite in white comprising low level WC., pedestal wash hand basin and shower tray with overhead electric shower, shower rail and curtain. White towel rail holder. Cupboard housing the combination boiler. PVCu frosted double glazed tilt and turn window to rear of property.

## BEDROOM 1 (13' 4" x 10' 9") or (4.07m x 3.27m)

Papered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.



## **BEDROOM 2 (11' 2" x 10' 9") or (3.41m x 3.28m)**

Skimmed ceiling. Papered walls. Fitted carpet. Radiator. Cupboard with hanging rail. PVCu double glazed window to front of property.

## **BEDROOM 3 (10' 0" x 7' 1") or (3.04m x 2.17m)**

Skimmed ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed tilt an turn window to rear of property.

## **REAR GARDEN**

Enclosed and bounded to the neighbouring properties with wall. Trees and fence boundary to rear. Mainly laid to lawn. Generous sized rear garden with outbuildings. Side access to front Garden.

## **OUTBUILDING**

Two out buildings under cover. One with storage and separate WC., plus a good sized storage shed.


## **FRONT GARDEN**

Enclosed and bounded by wall. Double wrought iron gates for off road parking for one vehicle. The front garden is low maintenance. Finished with pavers.

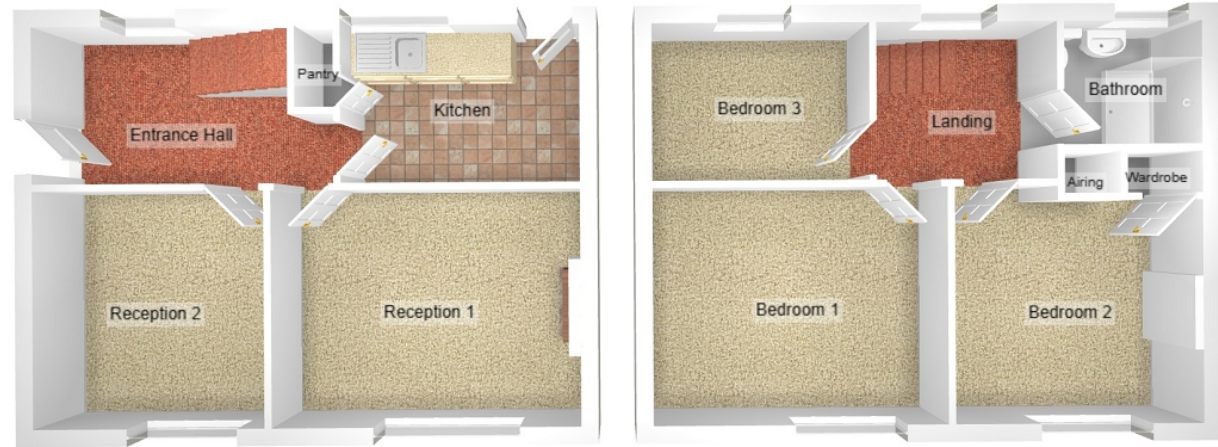


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(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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