

Payton
Jewell
Caines



Moorland Road, Port Talbot, Neath Port
Talbot. SA12 6JH

£125,000

PJC PAYTON
JEWELL
CAINES

Moorland Road, Port Talbot, Neath Port Talbot. SA12 6JH

Early viewing is recommended for this end of link two bedroom property located in the heart of Sandfields. This property benefits from being within walking distance to Aberavon beach. Ideal for FIRST TIME BUYERS or INVESTORS and is offered with NO ONGOING CHAIN.

£125,000 - Freehold

- Two double bedrooms
- Large rear garden with single garage
- PVCu windows and doors throughout
- Modern kitchen
- NO ONGOING CHAIN
- EPC D/Council Tax B



DESCRIPTION

Early viewing is recommended for this end of link two bedroom property located in the heart of Sandfields. This property benefits from excellent transport links to the M4 corridor and Port Talbot town centre with all amenities included, close to local shops, Tywyn Primary School and located within walking distance to Aberavon beach. Ideal for FIRST TIME BUYERS or INVESTORS and is offered with NO ONGOING CHAIN.

Property briefly consists of one reception room, kitchen, two bedrooms and family bathroom.

Externally there is both front and rear gardens with a single garage and driveway.

FRONT GARDEN

Bounded on three sides by block and brick wall. Low maintenance front garden laid with stone pavers. Concrete driveway leading to the single garage.

ENTRANCE

Entrance via part double glazed PVCu front door leading into porch. Skimmed ceiling. Skimmed and brick facing wall. Ceramic floor tiles. Wrap around PVCu double glazed windows. Part double glazed PVCu front door leading into:

HALLWAY

Artex ceiling. Artex walls. Radiator. Fitted carpet. Door into ground floor accommodation. Stairs to first floor accommodation.

RECEPTION (14' 8" x 11' 3") or (4.46m x 3.43m)

Skimmed ceiling with coving and pendant light fitting. Skimmed walls. Skirting board. Fitted carpet. Radiator. Melamine hearth and fire surround with inset electric fire. Front facing PVCu double glazed window. Door into:

KITCHEN (17' 7" x 7' 7") or (5.37m x 2.32m)

Skimmed ceiling with coving and inset spotlights. Emulsioned walls with ceramic tiles to splashback areas. Skirting board. Wood effect vinyl flooring. Radiator. Rear facing PVCu double glazed window. Room is fitted with a range of grey gloss wall and floor cupboards with complementary laminate worktops. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Free standing four ring electric cooker with stainless steel overhead extractor hood. Undercounter space for three appliances. Built in understair storage cupboard.

LANDING

Artex ceiling with loft access hatch and pendant light fitting. Artex walls. Side facing PVCu double glazed tilt and turn window. Doors leading off

BEDROOM 1 (14' 7" x 8' 10") or (4.45m x 2.69m)

Artex ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Front facing PVCu double glazed window. Room is fitted with a range of dark wood effect built in wardrobes and drawer units.



BEDROOM 2 (10' 7" x 10' 6") or (3.22m x 3.21m)

Artex ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Rear facing PVCu double glazed window. Built in wardrobes with floor to ceiling mirrored sliding doors. Built in cupboard housing the gas fired combination boiler.

FAMILY BATHROOM (7' 0" x 5' 5") or (2.13m x 1.64m)

PVCu clad ceiling with flush light fitting. Floor to ceiling respatex wall panels. Grey wood effect vinyl flooring. Radiator. Rear facing PVCu frosted double glazed window. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with chrome hot and cold mixer tap, walk in shower with white shower tray and wall mounted electric shower with glass doors.

REAR GARDEN


Bounded on three sides by block wall. Low maintenance garden laid with stone pavers and graveled beds. Wooden side gate leading to front of property. Single concrete garage with metal roof and traditional up and over garage door.

NOTE

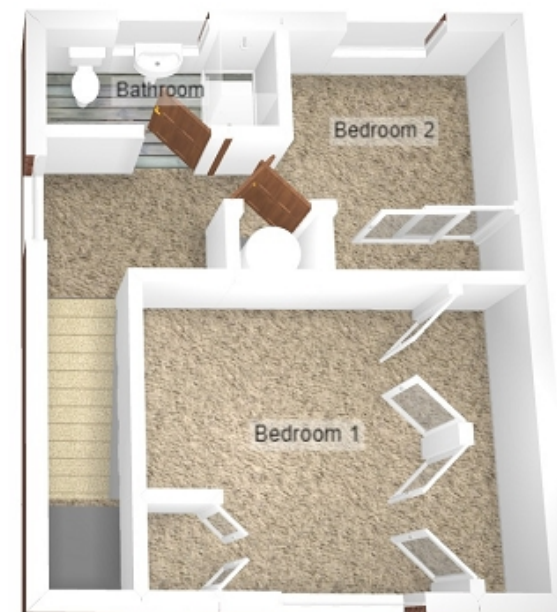
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(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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