

Payton
Jewell
Caines



Pier Way, Port Talbot, Neath Port Talbot.
SA12 7NS

£115,000

PJC PAYTON
JEWELL
CAINES

Pier Way, Port Talbot, Neath Port Talbot. SA12 7NS

Calling all FIRST TIME BUYERS and INVESTORS for the opportunity to purchase this three bedroom mid-terraced house located in the popular area of Sandfields with close proximity to Aberavon beach. Early viewing is highly recommended to appreciate the potential of this family home.

£115,000 - Freehold

- Three bedroom terraced house
- Large garden to rear
- Close proximity to Aberavon beach
- Off road parking
- NO ONGOING CHAIN
- EPC D/Council Tax B



DESCRIPTION

Calling all FIRST TIME BUYERS and INVESTORS for the opportunity to purchase this three bedroom mid-terraced house located in the popular area of Sandfields with close proximity to Aberavon beach. Located within walking distance to local shops, Ysgol Gynradd Gymraeg Rhosafan, St Therese's Catholic Primary School and local amenities. This property provides off road parking and is a short distance from public transport allowing for access to Port Talbot town centre. Early viewing is highly recommended to appreciate the potential of this family home.

The property briefly consists of two reception rooms, kitchen, utility room, three bedrooms and family bathroom. Externally there is a front garden providing off road parking and a rear garden backing onto a school playing field.

ENTRANCE

Access via part double glazed PVCu front door into hallway. Stippled ceiling with pendant light fitting. Wallpapered walls. Original vinyl flooring. Radiator. Stairs to first floor accommodation. Doors leading off.

RECEPTION 1 (10' 4" x 8' 11") or (3.16m x 2.73m)

Emulsioned ceiling with pendant light fitting. Papered walls. Carpet tiles. Radiator. Front facing PVCu double glazed window.

RECEPTION 2 (13' 1" x 8' 10") or (4.0m x 2.68m)

Stippled ceiling with ceiling fan light. Wallpapered walls. Original vinyl flooring. Radiator. Rear facing PVCu double glazed window.

KITCHEN (9' 10" x 7' 9") or (3.0m x 2.37m)

Stippled ceiling with pendant light fitting. Painted wood panel walls with ceramic tiles to splashback areas. Vinyl flooring. Room is fitted with a range of melamine floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Built in four ring electric hob with built in electric oven. Undercounter space for washing machine. Built in cupboard housing the gas fired combination boiler. Rear facing PVCu double glazed window with half glazed PVCu door leading to rear garden. Doorway leading to:

UTILITY (6' 1" x 4' 8") or (1.86m x 1.42m)

Stippled ceiling. Emulsioned walls. Vinyl flooring. PVCu part double glazed door leading to the front garden.

LANDING

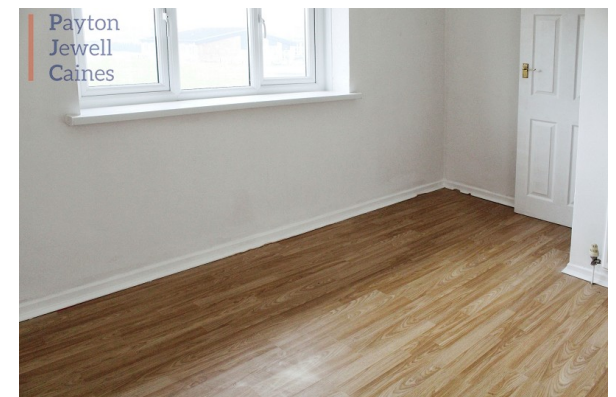
Artex ceiling with pendant light fitting and loft access hatch. Wallpapered walls. Wooden floorboards. Built in storage cupboard. Doors leading off.

BEDROOM 1 (13' 5" x 10' 8") or (4.10m x 3.26m)

Stippled ceiling with pendant light fitting. Emulsioned walls. Original floorboards. Radiator. Front facing PVCu double glazed window.

BEDROOM 2 (10' 7" x 9' 7") or (3.23m x 2.92m)

Stippled ceiling with pendant light fitting. Emulsioned walls. Wood effect laminate flooring. Radiator. Rear facing PVCu double glazed window.



BEDROOM 3 (10' 7" x 7' 10") or (3.23m x 2.40m)

Stippled ceiling with pendant light fitting. Emulsioned walls. Wood effect laminate flooring. Radiator. Box frame for single bed. Front facing PVCu double glazed window.

FAMILY BATHROOM (7' 7" x 4' 6") or (2.32m x 1.38m)

PVCu clad ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Vinyl flooring. Radiator. Room fitted with a three piece white suite comprising WC, pedestal wash hand basin with chrome hot and cold mixer tap, bathtub with chrome hot and cold taps and wall mounted electric shower. Two rear facing frosted PVCu double glazed windows.

OUTSIDE

Front garden bounded on three sides by block wall with double wrought iron gates. Lawn area and concrete laid area providing off road parking.


Rear garden bounded on two sides by block wall and wood fencing to third. Laid mainly to lawn with concrete path leading to paved and wooden decked terrace. Backs onto school playing field.

NOTES

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		85
(69-80) C		
(55-68) D	66	
(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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