

Payton  
Jewell  
Caines



Ocean Way, Sandfields, Port Talbot, Neath  
Port Talbot. SA12 7NP

Offers In Excess Of  
£139,950

 PAYTON  
JEWELL  
CAINES

# Ocean Way, Sandfields, Port Talbot, Neath Port Talbot. SA12 7NP

We are pleased to present to the market this THREE BEDROOM MID TERRACE NON-TRADITIONAL build house located in the Sandfields area within walking distance to Aberavon Beach. Early viewing is highly recommended for this well presented family home.

## Offers In Excess Of £139,950 - Freehold

- Three bedroom mid-terraced house
- Two reception rooms
- Downstairs shower room and upstairs bathroom
- Front garden with off road parking
- NO ONGOING CHAIN
- EPC C/Council Tax B



## DESCRIPTION

We are pleased to present to the market this THREE BEDROOM MID TERRACE NON-TRADITIONAL build house located in the Sandfields area within walking distance to Aberavon Beach. The property benefits from access to local shops, Ysgol Gynradd Gymraeg Rhosafan, St Therese's Catholic Primary School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this well presented family home.

Property briefly consists of two reception rooms, kitchen, downstairs shower room, three bedrooms and upstairs family bathroom. Externally there is a front garden providing off road parking and wooden storage shed and a rear garden with wooden storage shed.

## ENTRANCE

Access via part glazed PVCu front door into:

### RECEPTION 1 (13' 1" x 9' 1") or (4.00m x 2.78m)

Papered ceiling with two pendant lights. Papered ceiling. Two radiators. Fitted carpet. Built in storage cupboard. Stairs to first floor accommodation. PVCu double glazed window to front of property with fitted vertical blinds and curtain pole. Door leading into:

### RECEPTION 2 (13' 1" x 9' 10") or (4.0m x 3.0m)

Papered ceiling with flush light fitting. Papered walls. Radiator. Fitted carpet. PVCu double glazed window to rear of property with fitted vertical blinds, roller blind and curtain pole. Bi-fold door into:

### KITCHEN (20' 2" x 7' 10") or (6.15m x 2.39m)

Emulsioned ceiling with two spotlight fittings. Emulsioned walls with ceramic tiles to splash back areas. Fitted carpet. The room is fitted with a range of white melamine floor and wall cupboards with wood effect work surfaces. Stainless steel sink with mixer tap. Built in two ring induction hob. High level built in electric oven. Washing machine and dryer to remain. Side by side American style fridge/freezer to remain. Part glazed PVCu door leading to the front garden. Opening through to:

## REAR PORCH

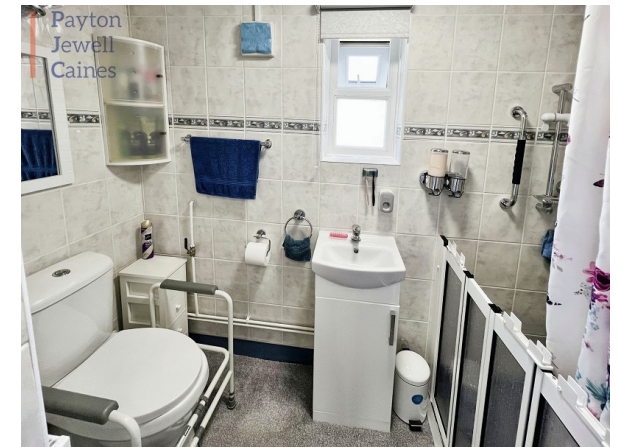
Artex ceiling. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed door leading to the rear garden. Sliding door into:

### SHOWER ROOM (7' 9" x 3' 5") or (2.36m x 1.05m)

Artex ceiling. Floor to ceiling ceramic wall tiles. Fitted carpet. Radiator. Room is fitted with a three piece suite comprising WC, wall mounted wash hand basin with mixer tap set within white gloss vanity unit, walk in shower with electric Triton shower and half height bi-fold doors. PVCu frosted double glazed window to rear of property with fitted roller blind.

## LANDING

Papered ceiling. Loft access hatch. Papered walls. Fitted carpet. Built in storage cupboard housing the combination boiler. Doors leading off.



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

Papered ceiling. Papered walls. Radiator. Fitted carpet. PVCu double glazed window to front of property with fitted vertical blinds, fitted black out roller blind and curtain pole.

### **BEDROOM 2 (13' 7" x 8' 10") or (4.13m x 2.70m)**

Papered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property with fitted roller blind, fitted vertical blinds and curtain pole.

### **BEDROOM 3 (10' 4" x 7' 9") or (3.16m x 2.36m)**

Papered ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property with fitted vertical blinds and curtain pole.

### **FAMILY BATHROOM (7' 7" x 5' 11") or (2.30m x 1.81m)**

Artex ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Radiator. Fitted carpet. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin with chrome taps, bathtub with chrome taps. Two PVCu frosted double glazed windows to rear of property with fitted roller blind.

### **OUTSIDE**

Front garden is bounded by rendered wall on two sides and open to the front. Laid to resin driveway providing off road parking. Wooden storage shed.

Rear garden is bounded on three sides by wood fencing. Low maintenance garden laid mainly with resin. Decorative gravel border with planted shrubs. Area of Astro-turf. Wooden storage shed.


### **NOTE**

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



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>	73	
(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		
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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01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)