

Payton  
Jewell  
Caines



Seaward Close, Port Talbot, Neath Port  
Talbot. SA12 7LU

£139,950

**PJC** PAYTON  
JEWELL  
CAINES

# Seaward Close, Port Talbot, Neath Port Talbot. SA12 7LU

We are pleased to present to the market this three bedroom non-traditional semi-detached house located in the Sandfields area within walking distance to Aberavon beach. Early viewing is highly recommended for this family home offered with NO ONGOING CHAIN.

**£139,950 - Freehold**

- Three bedroom semi-detached house
- Two reception rooms
- Upstairs bathroom and outside WC
- Driveway providing off road parking
- NO ONGOING CHAIN
- EPC C-/Council Tax B



## DESCRIPTION

We are pleased to present to the market this three bedroom non-traditional semi-detached house located in the Sandfields area within walking distance to Aberavon beach. Close to local shops, Ysgol Gynradd Gymraeg Rhosafan, Awel y Môr Primary School, St Therese's Catholic Primary School, amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this family home offered with NO ONGOING CHAIN.

Property briefly consists of two reception rooms, kitchen, upstairs bathroom and three bedrooms. Externally there is a front garden providing off road parking and a rear garden with three outbuildings and greenhouse.

## ENTRANCE

Access via PVCu front door leading into porch. Artex ceiling. Emulsioned walls. Fitted carpet. PVCu double glazed window to side of property. PVCu double glazed window to rear of property. Wooden door with frosted glazed panels leading into:

## HALLWAY

Polystyrene tiled ceiling. Papered walls. Fitted carpet. Radiator. Stairs to first floor accommodation with fitted carpet and stair lift. Understair storage cupboard. PVCu double glazed window to rear of property with vertical blinds and curtain pole. Doors leading off.

## RECEPTION 1 (14' 0" x 10' 7") or (4.26m x 3.23m)

Polystyrene tiled ceiling. Papered walls with one feature papered wall. Fitted carpet. Radiator. Wooden mantle and marble hearth with inset fire. PVCu double glazed window to front of property with vertical blinds and curtain pole.

## RECEPTION 2 (10' 9" x 10' 8") or (3.27m x 3.25m)

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

## KITCHEN (10' 11" x 6' 11") or (3.34m x 2.10m)

Emulsioned ceiling. Papered walls with ceramic tiles to splash back areas. Vinyl flooring. Radiator. Room is fitted with a range of wall and base units with complementary work tops. Stainless steel sink and drainer with mixer tap. Under counter space for appliances. Space for freestanding cooker. Understair storage cupboard housing the combination boiler. PVCu double glazed window to rear of property with fitted roller blind.

## LANDING

Emulsioned ceiling with loft access hatch. Papered walls. Fitted carpet. PVCu double glazed window to rear of property with vertical blinds and curtain pole. Doors leading off.

## BATHROOM (6' 2" x 5' 7") or (1.89m x 1.69m)

Emulsioned ceiling. Ceramic tiles to walls. Vinyl flooring. Room is fitted with a three piece suite in white comprising low level WC, wall mounted wash hand basin with mixer tap, disability bathtub with seated area, easy access door and mixer tap with showerhead attachment. Built in storage cupboard with radiator. PVCu frosted double glazed window to rear of property with fitted roller blind.



### **BEDROOM 1 (13' 3" x 10' 10") or (4.03m x 3.29m)**

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

### **BEDROOM 2 (11' 6" max x 10' 10") or (3.50m max x 3.30m)**

\*Measurement into the alcoves\*

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

### **BEDROOM 3 (10' 0" x 7' 0") or (3.04m x 2.13m)**

Skimmed ceiling. Papered walls. Fitted carpet. Radiator. Built in storage cupboard over stairs. PVCu double glazed window to rear of property with fitted vertical blind and curtain pole.

### **OUTSIDE**

Front garden is enclosed and bounded on three sides by brick wall and metal railing. Driveway laid with stone pavers providing off road parking for several vehicles. Raised flower beds. Footpath leading to the front door and to side of property.

Rear garden is accessed via outhouse. Garden is enclosed and bounded by block wall and wooden fence. Laid mainly to lawn. Large hedgerow to rear of garden. Paved area with path leading to the rear of the garden. Aluminium greenhouse. Wrought iron gate to the side allowing access to the front garden. Outdoor tap. Three outhouses, one housing the outdoor WC.

Outdoor WC has a frosted window looking out to the rear garden.


### **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>		88
(69-80) <b>C</b>	75	
(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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