

Payton
Jewell
Caines



Long Vue Road, Sandfields, Port Talbot,
Neath Port Talbot. SA12 7EH

£129,950

PJC PAYTON
JEWELL
CAINES

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We are pleased to present to the market this system build END OF TERRACE THREE BEDROOM HOUSE located in the Sandfields area close to Aberavon Beach. Early viewing is highly recommended for this family home. NO ONGOING CHAIN.

£129,950 - Freehold

- Three bedroom end of terrace house
- Two reception rooms
- Upstairs bathroom and downstairs WC
- Front and rear gardens
- NO ONGOING CHAIN
- EPC -/Council Tax B



DESCRIPTION

We are pleased to present to the market this system build END OF TERRACE THREE BEDROOM HOUSE located in the Sandfields area close to Aberavon Beach. Close to local shops, Ysgol Gynradd Gymraeg Rhosafan, St Therese's Catholic Primary School, Ysgol Gymraeg Bro Dur, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this family home. NO ONGOING CHAIN.

Property briefly consists of two reception rooms, kitchen, downstairs WC, three bedrooms and family bathroom. Externally there is a front garden with street parking and a rear garden with storage shed.

ENTRANCE

Access via part glazed PVCu front door with side frosted glazed panel leading into hallway. Papered ceiling. Papered walls. Radiator. Fitted carpet. Stairs to first floor accommodation. Understair storage cupboard. Doors leading off.

RECEPTION 1 (12' 2" x 10' 4") or (3.70m x 3.14m)

Papered ceiling. Papered walls. Fitted carpet. Wall mounted gas fire. PVCu double glazed window to front of property with fitted vertical blinds.

RECEPTION 2 (15' 1" x 10' 5") or (4.61m x 3.17m)

Stippled ceiling. Papered walls. Fitted carpet. Radiator. Marble hearth and fire surround with wooden mantle and inset gas fire with back boiler. Rear facing PVCu double glazed window with fitted vertical blinds and curtain pole.

KITCHEN (11' 9" x 6' 7") or (3.58m x 2.0m)

Polystyrene tiled ceiling with fluorescent tube light. Floor to ceiling laminate wood panelling and one wall with ceramic tiles. Vinyl flooring. Radiator. Room is fitted with a range of melamine and wood floor and wall cupboards with complementary work surfaces. Stainless steel sink and drainer with mixer tap. Under counter fridge/freezer. Free standing four ring gas cooker. Under counter space for washing machine. PVCu double glazed window to side of property with fitted roller blind. Part glazed PVCu door leading to the rear garden.

W.C. (6' 11" x 2' 6") or (2.10m x 0.77m)

Emulsioned ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Vinyl flooring. Radiator. Room is fitted with a two piece white suite comprising wall mounted wash hand basin and WC. PVCu frosted double glazed window to side of property.

LANDING

Papered ceiling. Loft access hatch. Papered walls. Fitted carpet. Two built in storage cupboards, one housing the hot water tank. PVCu double glazed window to front of property with fitted vertical blinds. Doors leading off.

BEDROOM 1 (10' 2" x 11' 7") or (3.11m x 3.53m)

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



BEDROOM 2 (11' 9" x 10' 8") or (3.59m x 3.26m)

Polystyrene tiled ceiling. Papered walls. Fitted carpet. Wood laminate bedroom furniture. PVCu double glazed window to rear of property with fitted roller blinds and curtain pole.

BEDROOM 3 (10' 5" x 7' 5") or (3.18m x 2.25m)

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

FAMILY BATHROOM (7' 2" x 5' 3") or (2.19m x 1.60m)

Polystyrene tiled ceiling with flush light fitting. Floor to ceiling Respatex wall panels. Vinyl flooring. Radiator. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin, shower cubicle comprising shower tray, mains fed shower and glass shower doors. PVCu frosted double glazed window to side of property with fitted net curtains.

OUTSIDE

Front garden is bounded on three sides by block and brick wall. Metal gate with concrete path leading to front door. Laid to lawn with planted shrubs to the border. Side metal gate leading to the rear garden.


Rear garden is bounded in three sides by block wall and hedging. Central concrete path leading to paved stone patio. Laid to lawn with raised block built beds planted with shrubs. 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



EPC

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



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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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