

Payton  
Jewell  
Caines



Rees Street, Port Talbot, Neath Port Talbot.  
SA12 6HB

£125,000



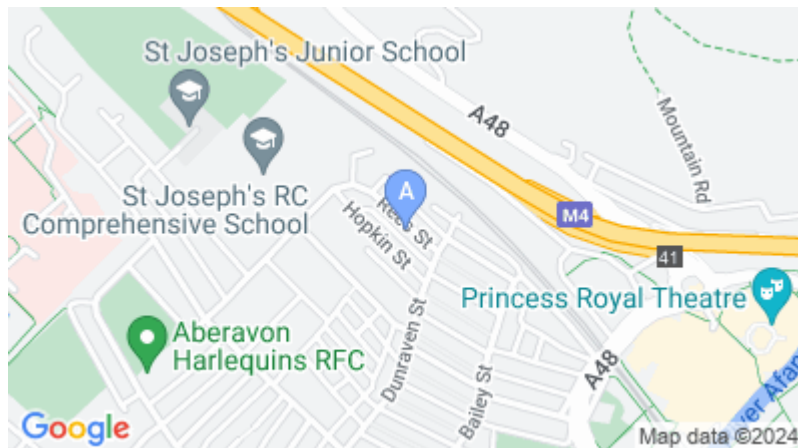


## Rees Street, Port Talbot, Neath Port Talbot. SA12 6HB

We are pleased to present to the market this THREE BEDROOM TRADITIONAL BUILD SEMI DETACHED house, situated in the heart of Aberavon within walking distance of Aberavon shopping centre, local schools and transport links. NO ONGOING CHAIN.

£125,000

- Three bedroom semi detached house
- Two reception rooms
- Modern bathroom
- Front and rear garden
- No ongoing chain
- Council tax band B





## DESCRIPTION

We are pleased to present to the market this three bedroom traditional build semi detached house, situated in the heart of Aberavon within walking distance of Aberavon shopping centre, local schools and transport links. NO ONGOING CHAIN.

The property briefly comprises to the ground floor hallway, two reception rooms and kitchen. To the first floor three bedrooms and bathroom. To the outside front and rear gardens.

## HALLWAY

Access via frosted double glazed dark wood effect PVCu front door with side glazed panel. Emulsioned ceiling. Emulsioned walls. Radiator. Fitted carpet. Under-stair storage cupboard. Stairs to first floor. Doors all leading off.

## RECEPTION 1 (12' 1" x 10' 6") or (3.69m x 3.21m)

Artex ceiling. Papered walls. Dado rail. Front facing dark wood effect PVCu double glazed window. Radiator. Fitted carpet.

## RECEPTION 2 (17' 0" x 10' 2") or (5.19m x 3.11m)

Artex ceiling. Emulsioned walls. Wall mounted electric fire. Radiator. Rear facing white PVCu double glazed sliding doors leading to rear garden. Fitted carpet. Double doors leading into:

## KITCHEN (9' 8" x 7' 10") or (2.95m x 2.39m)

Artex ceiling. Florescent tube light. Artex walls with ceramic tiles to splash back areas. Rear facing PVCu white double glazed window. Kitchen is fitted with a range of white wall and floor cupboards with laminate work tops. White one and half melamine sink and drainer. Free standing white gas cooker. Under counter space for two appliances. Ceramic floor tiles. Built-in storage cupboard. White half glazed PVCu door leading to rear garden.

## LANDING

Fluorescent tiled ceiling. Emulsioned walls. Side facing original stained glass window. Fitted carpet. All doors leading off.

## BEDROOM 1 (12' 1" x 10' 7") or (3.68m x 3.22m)

Fluorescent tiled ceiling. Emulsioned walls. Front facing dark wood effect leaded PVCu double glazed window. Radiator. Fitted carpet.

## BEDROOM 2 (13' 1" x 10' 3") or (3.98m x 3.12m)

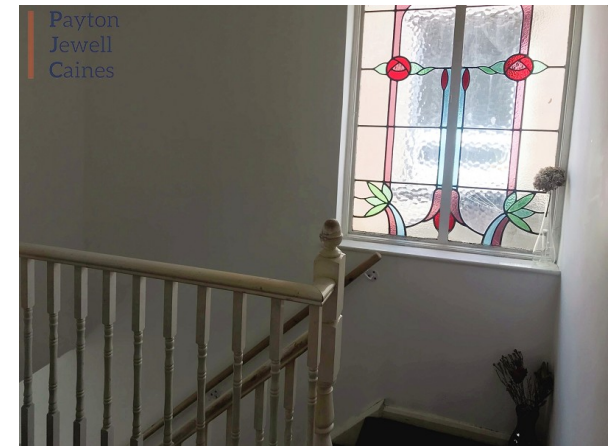
Polystyrene tiled ceiling. Emulsioned walls. Rear facing white PVCu double glazed window. Radiator. Across one wall a bank of built-in storage with wooden louvre doors, one cupboard housing combi boiler. Fitted carpet.

## BEDROOM 3 (8' 7" x 8' 1") or (2.62m x 2.46m)

Emulsioned ceiling. Papered walls. Rear facing white PVCu double glazed window. Fitted carpet.

## BATHROOM (5' 10" x 5' 10") or (1.79m x 1.77m)

Respatex clad ceiling. Floor to ceiling Respatex clad walls. Side facing frosted white PVCu double glazed window. Room is fitted with three piece white suite comprising W.C., pedestal wash hand basin and wall mounted electric shower with seat, shower curtain and half height shower screen doors. Radiator. Non slip vinyl flooring.



## OUTSIDE

To the front the garden is bounded on three sides by brick wall. Metal gate and concrete path leading to front door. Front garden planted with various plants and trees. Side access gate leading to rear garden. The rear garden is bounded on three sides by brick wall. Laid to concrete pavers. Brick built storage shed. Rear metal gate leading to rear lane access.


## NOTE

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

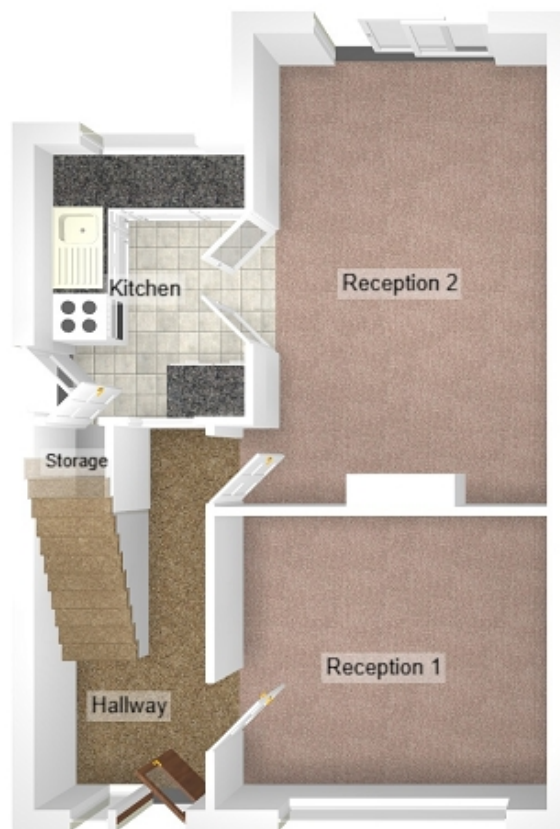




# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	60	
(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.



GROUND FLOOR



FIRST FLOOR

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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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)