

Payton
Jewell
Caines



Leslie Street, Port Talbot, Neath Port
Talbot. SA12 6EW

£95,000

PJC PAYTON
JEWELL
CAINES

Leslie Street, Port Talbot, Neath Port Talbot. SA12 6EW

New to the market is this THREE BEDROOM TRADITIONAL BUILD mid terrace house in the heart of Aberavon town centre area, close to local schools, shops, amenities and transport links. Sold with NO ONGOING CHAIN.

£95,000

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs bathroom
- Rear courtyard garden
- No ongoing chain
- Council tax band B/EPC E



DESCRIPTION

New to the market is this THREE BEDROOM TRADITIONAL BUILD mid terrace house in the heart of Aberavon town centre area, close to local schools, shops, amenities and transport links.

Property briefly comprises to ground floor hallway, two reception rooms, kitchen and family bathroom. To the first floor three bedrooms. To the rear a courtyard garden.

HALLWAY

Access via PVCu part glazed door. Stippled ceiling. Artex walls. Stairs to first floor. Wood laminate flooring. Door into:

RECEPTION 1 (12' 3" x 9' 10") or (3.73m x 3.00m)

Artex ceiling. Papered walls. Front facing PVCu double glazed window. Radiator. Free standing electric fire. Wood effect laminate flooring. Opening into:

RECEPTION 2 (12' 4" x 10' 6") or (3.75m x 3.20m)

Artex ceiling. Papered walls. Laminate hearth with wooden fire surround and inset electric fire. Rear facing PVCu double glazed window. Radiator. Wood effect laminate flooring. Door into:

KITCHEN (10' 2" x 10' 1") or (3.09m x 3.07m)

Artex ceiling. Fluorescent strip light. Emulsioned walls with ceramic tiles to splash back areas. Wall mounted boiler. Side facing PVCu double glazed window. Room is fitted with a range of white floor and wall cupboards with laminate work tops. Stainless steel sink and drainer with mixer tap. Under counter space for washing machine. Space for cooker and upright fridge freezer. Under stair storage space. Radiator. Vinyl flooring. Half glazed PVCu door leading to rear garden. Door into:

FAMILY BATHROOM (7' 0" x 6' 6") or (2.14m x 1.99m)

Emulsioned ceiling. Emulsioned walls with ceramic tiles to splash back areas. Rear facing PVCu frosted double glazed window. Room is fitted with three piece suite comprising low level W.C., pedestal wash hand basin and bath tub. Radiator. Vinyl flooring.

LANDING

Stippled ceiling. Loft access hatch. Artex walls. Fitted carpet. Doors leading off.

BEDROOM 1 (15' 6" x 9' 10") or (4.73m x 3.0m)

Artex ceiling. Papered walls. Two front facing PVCu double glazed windows. Radiator. Fitted carpet.

BEDROOM 2 (11' 11" x 9' 7") or (3.63m x 2.93m)

Artex ceiling. Papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (11' 3" x 10' 2") or (3.42m x 3.10m)

Artex ceiling. Loft access hatch. Emulsioned walls with one papered wall. Rear facing PVCu double glazed window. Radiator. Fitted carpet.



OUTSIDE


To the front street frontage and on street parking. To the rear garden is bounded on three sides by block and brick wall. Rear courtyard garden laid to concrete with wooden gate allowing 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	42	
(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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