

Payton
Jewell
Caines



Brwyna Avenue, Port Talbot, Neath Port
Talbot. SA12 6AQ

£149,950

PJC PAYTON
JEWELL
CAINES

Brwyna Avenue, Port Talbot, Neath Port Talbot. SA12 6AQ

We are pleased to present this THREE BEDROOM SEMI DETACHED home which is situated within walking distance to Aberavon shopping centre, local schools, amenities and transport links. Ideal for first time buyers.

£149,950 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Downstairs shower room
- Front and rear gardens
- No ongoing chain
- Council tax band B/EPC rating C



DESCRIPTION

Three bedroom semi detached house situated in the popular residential area of Fairfield, close to local shops and amenities. An ideal first time buy or investment.

Accommodation to the ground floor briefly comprises porch, two reception rooms, kitchen, rear porch and shower room.

To the first floor there are three bedrooms and a family bathroom.

Externally there are enclosed gardens to the front and rear, mainly laid to lawn. Greenhouse. Block storage shed.

PORCH

Enter via double glazed frosted PVCu door into porch. Centre ceiling light. Double glazed PVCu window.

Laminate flooring. Doorway leading through to reception one.

RECEPTION 1 (13' 0" x 10' 6") or (3.96m x 3.19m)

Two centre ceiling lights. Fitted carpet. Double glazed PVCu window overlooking the front. Radiator. Staircase to first floor with fitted carpet. Under stair storage cupboard. Glass panel doors leading through to kitchen and second reception room.

RECEPTION 2 (14' 4" x 9' 8") or (4.37m x 2.95m)

Centre ceiling light. Coving. Fitted carpet. Double glazed PVCu window overlooking the rear. Double radiator. Chimney breast with alcoves either side. Electric fire. Marble hearth and back with wood surround.

KITCHEN (13' 8" x 6' 10") or (4.17m x 2.08m)

Centre ceiling light. Double glazed PVCu window overlooking the rear. Radiator. Vinyl floor covering. Kitchen comprises a range of wall and base units with complementary work surfaces. Single sink and drainer with mixer tap. Space and plumbing for automatic washing machine and gas cooker. Breakfast bar. Pantry cupboard. Tiled flooring. Glass panel door leading through to rear porch.

REAR PORCH

Centre ceiling light. Respatex to walls. Double glazed frosted PVCu window. Tiled flooring. Doorway leading through to downstairs shower room.

DOWNSTAIRS SHOWER ROOM

Centre ceiling light. Respatex to walls. Double glazed frosted PVCu window overlooking the front. Walk in shower with glass screen. Low level W.C. Tiled flooring.

LANDING

Centre ceiling light. Access to loft. Storage cupboard housing boiler. Doorways leading to three bedrooms and a family bathroom.

BEDROOM 1 (12' 8" x 10' 7") or (3.87m x 3.22m)

Centre ceiling light. Fitted carpet. Double glazed PVCu window overlooking the front. Radiator. Built in storage cupboard. Fitted carpet.

BEDROOM 2 (13' 0" x 8' 11") or (3.96m x 2.72m)

Centre ceiling light. Coving. Fitted carpet. Double glazed PVCu window overlooking the rear. Radiator. Built in wardrobes. Fitted carpet.

BEDROOM 3 (8' 11" x 8' 5") or (2.72m x 2.57m)

Centre ceiling light. Coving. Double glazed PVCu window overlooking the rear. Radiator. Fitted carpet.

BATHROOM (8' 6" x 5' 2") or (2.59m x 1.57m)

Centre ceiling light. Respatex to walls. Double glazed frosted PVCu window overlooking the front. Radiator. Three piece suite comprising panelled side bath, low level W.C. and vanity sink unit with storage. Vinyl flooring.

OUTSIDE

The rear garden is mainly laid to lawn and enclosed by low level walls. Planting area. Greenhouse. Block built storage shed. Small patio area and pathway leading to back gate giving access to rear lane.


The front garden is mainly laid to lawn and enclosed by low level walls. Pathway leading to front door. Side access to rear.

NOTES

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

This property is non-traditional build.

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(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.



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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