

Payton
Jewell
Caines



Wheatley Avenue, Port Talbot, Neath Port
Talbot. SA12 6PL

£145,000

 PAYTON
JEWELL
CAINES

Wheatley Avenue, Port Talbot, Neath Port Talbot. SA12 6PL

We are pleased to offer this three bedroom semi detached property situated within walking distance to Aberavon beach, local schools, shops and good transport links. Early viewing highly recommended. No ongoing chain.

£145,000

- Three bedroom semi detached house
- Two reception rooms
- Downstairs shower room and w.c.
- Off road parking
- No ongoing chain
- Council tax band B/EPC D



DESCRIPTION

We are pleased to offer this three bedroom semi detached property situated within walking distance to Aberavon beach, local schools, shops and good transport links. Early viewing highly recommended. No ongoing chain.

Accommodation briefly consist of hallway, two reception rooms, kitchen and downstairs shower room and separate W.C. To the first floor three bedrooms. To the outside front and rear gardens and off road parking.

HALLWAY

Access via light brown oak effect PVCu frosted double glazed door. Papered ceiling. Papered walls. Dado rail. staircase leading to first floor. Fitted carpet. Door leading to:

RECEPTION 1 (14' 2" x 10' 2") or (4.33m x 3.10m)

Polystyrene tiled ceiling. Coving. Ceiling fan. Papered walls. Light oak effect PVCu double glazed window to the front. Wooden shelving to alcoves. Radiator. Tiled fire place surround with an onset gas fire. Fitted carpet. Door leading to:

RECEPTION 2 (18' 0" x 8' 6") or (5.48m x 2.58m)

Papered ceiling. Papered walls. One wall wood effect laminate wall panelling. PVCu double glazed window to the rear. Wooden wall mounted gas fire. Under stair storage cupboard. Radiator. Fitted carpet. Doorway leading to:

L-SHAPED KITCHEN (21' 4" max x 10' 5" max) or (6.49m max x 3.17m max)

Textured ceiling. Papered walls. PVCu double glazed window to the rear. Radiator. Room is fitted with a range of wood wall and base units with counter tops. Stainless steel sink and drainer. Space for kitchen appliances. Space for upright fridge freezer. Vinyl floor covering. PVCu double glazed frosted door leading to rear garden.

DOWNSTAIRS SHOWER ROOM (7' 9" x 6' 3") or (2.37m x 1.91m)

Textured ceiling. Tiled walls. PVCu frosted double glazed window to the side. Room is fitted with a three piece suite comprising pedestal wash basin, wood panelled bath and shower cubicle with wall mounted electric shower. Radiator. Non-slip flooring. Door into:

DOWNSTAIRS W.C. (6' 4" x 2' 7") or (1.94m x 0.78m)

Textured ceiling. Tiled walls. PVCu frosted double glazed window to the side. Low level w.c. Non slip flooring.

LANDING

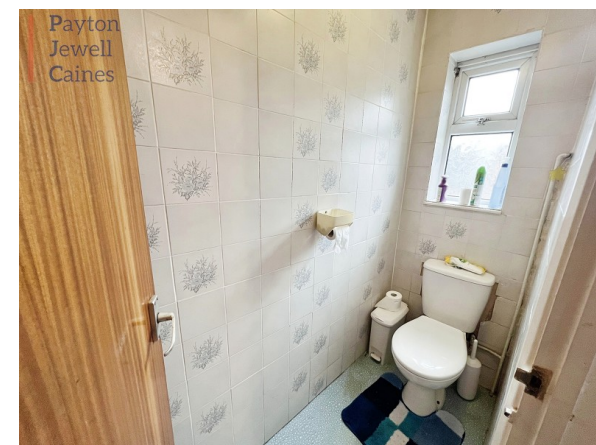
Papered ceiling. Papered walls. Dado rail. Fitted carpet. All doors leading off.

BEDROOM 1 (15' 0" x 8' 5") or (4.56m x 2.57m)

Polystyrene tiled ceiling. Papered walls. Light oak effect PVCu double glazed window to the front. Door into storage cupboard which also has a PVCu double glazed window to the front. Radiator. Fitted carpet.

BEDROOM 2 (10' 4" x 8' 4") or (3.14m x 2.55m)

Papered ceiling. Papered walls. PVCu double glazed window to the rear. Radiator. Built in cupboard housing the combi boiler. Fitted carpet.



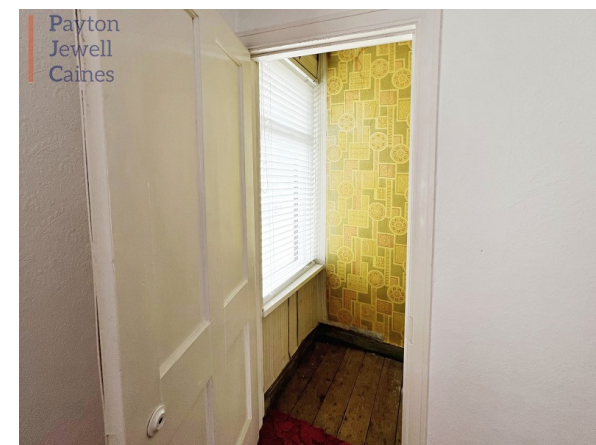
BEDROOM 3 (8' 8" x 7' 3") or (2.64m x 2.20m)

Papered ceiling. Loft access hatch. Papered walls. PVCu double glazed window to the rear. Radiator. Fitted carpet.

OUTSIDE


The front is bounded on three sides by wall. Metal gate given access to the footpath to front door. Opening giving access to off road parking on the drive. Raised area covered in chipping's with potted plants. Footpath leading to side gate.

The rear garden is bounded on two sides by wall and one by wooden fence. Mainly laid to patio slabs. Small concrete ramp leading to paved patio area. Raised gravel flower beds. Garden is planted with ambience of trees and shrubs. Wood storage shed. Block built storage shed.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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.



www.pjchomes.co.uk

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