

Payton
Jewell
Caines



Victoria Road, Port Talbot, Neath Port
Talbot. SA12 6QH

£230,000

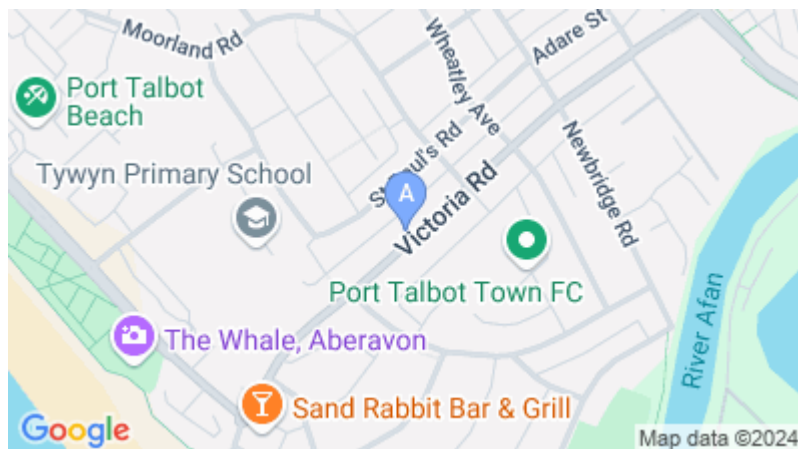
PJC PAYTON
JEWELL
CAINES

Victoria Road, Port Talbot, Neath Port Talbot. SA12 6QH

Unique opportunity to purchase this THREE BEDROOM SEMI-DETACHED PROPERTY benefiting from spacious accommodation through-out, the property is within minutes walking distance to Aberavon beach front, local schools, shops, amenities and transport links. Early viewing is highly recommended. NO ONGOING CHAIN.

£230,000 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Downstairs w.c.
- Garage to rear
- NO ONGOING CHAIN
- Council Tax C /EPC



DESCRIPTION

Unique opportunity to purchase this THREE BEDROOM SEMI-DETACHED PROPERTY benefiting from spacious accommodation through-out, the property is within minutes walking distance to Aberavon beach front, local schools, shops, amenities and transport links. Early viewing is highly recommended. NO ONGOING CHAIN.

Accommodation briefly comprises hallway, downstairs w.c. two reception rooms, kitchen, three bedrooms, home office, family bathroom and separate w.c.

Externally there are enclosed front and rear gardens with a single garage to the rear.

ENTRANCE

Accessed via part glazed PVCu front door leading into:

L-SHAPED ENTRANCE HALLWAY

Textured ceiling. Coving. Papered walls. Side facing round frosted glazed unit. Radiator. Wood effect laminate flooring. Staircase leading to first floor accommodation with under stair storage cupboard. All doors leading off.

DOWNSTAIRS W.C. (4' 4" x 3' 0") or (1.32m x 0.92m)

Textured ceiling. Coving. Part emulsioned part ceramic tiled walls. Rear facing frosted PVCu double glazed window. Radiator. Continuation of wood effect laminate flooring. Room is fitted with a two piece suite comprising low level w.c and wall mounted wash hand basin with hot and cold taps.

RECEPTION 1 (21' 1" x 10' 2") or (6.42m x 3.09m)

Papered ceiling. Coving. Papered walls. Picture rail. Two front facing PVCu double glazed windows one set within a bay. Two radiators. Part laminate floor and part fitted carpet. Feature to the room is a marble tiled hearth and back plate, wooden fire surround and mantel with onset gas fire.

RECEPTION 2 (15' 5" x 10' 11") or (4.70m x 3.32m)

Textured ceiling. Coving. Papered walls. Dado rail. Rear facing PVCu double glazed french doors leading to rear garden. Two radiators. Fitted carpet.

KITCHEN (11' 9" x 10' 10") or (3.59m x 3.30m)

Textured ceiling. Coving. Emulsioned walls. Ceramic tiles to splashback areas. Rear facing PVCu double glazed window. Radiator. Vinyl floor covering. Kitchen is fitted with a range of solid wood wall and base units with complementary worktops. One and a half stainless steel sink and drainer with chrome mixertap. Built in four ring gas hob. Built in oven and grill below and extractor hood above. Under counter space for dishwasher. Upright fridge, under counter freezer and washing machine to remain. Breakfast bar area. Part frosted PVCu double glazed door leading to the rear.

LANDING

Textured ceiling. Loft access hatch with pull down ladder giving access to the boarded attic. Papered walls. Fitted carpet. Storage cupboard. All doors leading off.



BEDROOM 1 (11' 11" x 11' 5") or (3.62m x 3.48m)

*3.48 to the fitted wardrobes.

Texture ceiling. Coving. Papered walls. Picture rail. Front facing PVCu double glazed window set within bay. Radiator. Fitted carpet. Built in three door wardrobe with one mirrored door.

BEDROOM 2 (13' 6" x 10' 1") or (4.12m x 3.08m)

*3.08 into the alcoves.

Papered ceiling. Papered walls. Picture rail. Front facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (10' 3" x 8' 2") or (3.12m x 2.50m)

*2.50 to the fitted wardrobes.

Papered ceiling. Coving. Papered walls. Picture rail. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Built in four door wardrobes with two mirrored doors.

HOME OFFICE (6' 0" x 4' 11") or (1.82m x 1.49m)

Textured ceiling. Coving. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Built in storage cupboard. Shelving to walls.

FAMILY BATHROOM (8' 10" x 5' 6") or (2.70m x 1.67m)

Textured ceiling. Coving. Ceramic wall tiles. Rear facing frosted PVCu double glazed window. Radiator. Non-slip flooring. Room is fitted with a three piece suite in white comprising wash hand basin set within a vanity unit, bath with chrome hot and cold taps, shower cubicle with wall mounted mains fed shower, white shower tray, hand rail and glass shower screen with sliding door.

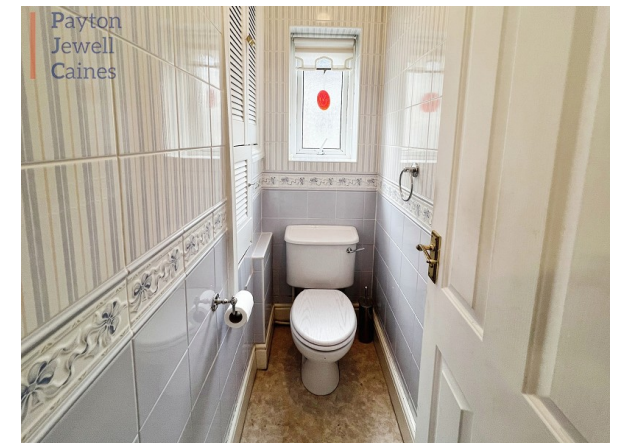
SEPARATE WC (5' 7" x 2' 7") or (1.70m x 0.79m)

Textured ceiling. Coving. Ceramic wall tiles. Side facing frosted PVCu double glazed window. Non-slip flooring. Low level w.c. Built in storage cupboard housing the Worcester combination boiler.

OUTSIDE


To the front the garden is bounded on three sides by wall. Laid mainly to chipping's with planted trees. Wrought iron pedestrian gate giving access to the footpath leading to the front door.

To the rear the garden is bounded on three sides by wall and wood fencing. Raised sun terrace with railings. Steps down to footpath. Laid to lawn on either side of the path with flower beds planted with a shrubs, flowers and trees. Path continues to the rear to a paved area. Wooden gate giving access to the rear lane. Garage with traditional up and over door accessed from the rear lane. Courtesy door and windows also to the garage.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(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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