

Payton
Jewell
Caines



New Street, Aberavon, Port Talbot, Neath
Port Talbot. SA12 6HG

£127,500

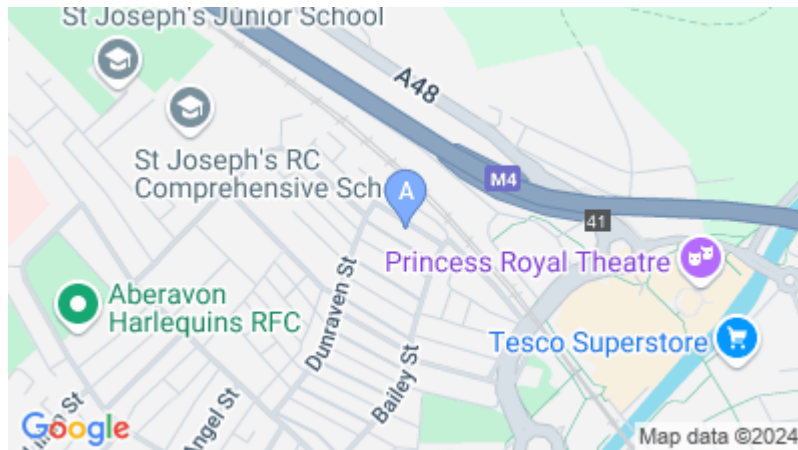
PJC PAYTON
JEWELL
CAINES

New Street, Aberavon, Port Talbot, Neath Port Talbot. SA12 6HG

We are pleased to offer to the market this beautifully presented three bedroom mid terrace traditional build home in the heart of Aberavon, close to the town centre, schools, amenities and transport links. Property is sold with no ongoing chain. Early viewing is highly recommended.

£127,500

- Three bedroom mid terrace home
- Two reception rooms
- Modern fitted kitchen and bathroom
- Attractive rear garden
- No on going chain
- Council tax band B



DESCRIPTION

We are pleased to offer to the market this beautifully presented three bedroom mid terrace traditional build home in the heart of Aberavon, close to the town centre, schools, amenities and transport links. Property is sold with no ongoing chain. Early viewing is highly recommended.

Accommodation briefly consists of porch, hallway, two reception rooms, kitchen and bathroom. To the first floor three bedrooms. To the outside front and rear gardens.

PORCH

Access via part glazed PVCu front door. Papered ceiling. Emulsioned walls. Wood effect laminate floor. Door into:

HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Stairs leading to first floor. Wood effect laminate floor.

RECEPTION 1 (12' 6" x 11' 7") or (3.81m x 3.53m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed bay window. Radiator. Wood effect laminate floor. Archway opening into:

RECEPTION 2 (12' 6" x 11' 3") or (3.81m x 3.43m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Wood effect laminate floor.

KITCHEN (13' 5" x 8' 5") or (4.10m x 2.56m)

Respatex clad ceiling. Inset spotlights. Respatex panelled walls. Side facing PVCu double glazed window. Room is fitted with a range of grey matt floor and wall cupboards. Complementary laminate work tops. Grey composite sink and drainer with flexi tap. Free standing gas cooker. Space for upright fridge freezer. Space for washing machine. Wall mounted design radiator. Wood effect laminate floor. PVCu door leading into rear garden.

BATHROOM (9' 1" x 8' 6") or (2.76m x 2.58m)

Respatex clad ceiling. Inset spotlights. Respatex clad walls. Two rear facing frosted PVCu double glazed windows. Room is fitted with a four piece white suite comprising pedestal wash hand basin, w.c., centre filled bathtub with shower head attachment and double width walk in shower with mains fed rain fall shower. Wall mounted design radiator. Ceramic floor tiles.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Radiator. Fitted carpet. All doors leading off.

BEDROOM 1 (12' 2" x 9' 10") or (3.71m x 3.00m)

Skimmed ceiling. Emulsioned walls. Two front facing PVCu double glazed windows. Radiator. Across one wall floor to ceiling built in wardrobes. Laminate flooring.

BEDROOM 2 (10' 6" x 8' 3") or (3.20m x 2.51m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Across one wall floor to ceiling wardrobes. Radiator. Laminate floor.



BEDROOM 3 (8' 9" x 6' 10") or (2.66m x 2.08m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Laminate floor.

OUTSIDE


The front is bounded on three sides by brick wall. Tiled path to front door.

The rear is enclosed and bounded on three sides by block wall. Wooden rear gate. Laid mainly to gravel with stepping stones and wooden decked sun terrace. Block built storage shed.



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

EPC

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



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