



9 Western Avenue, Port Talbot, Neath Port
Talbot. SA12 7LS

Offers Over
£175,000

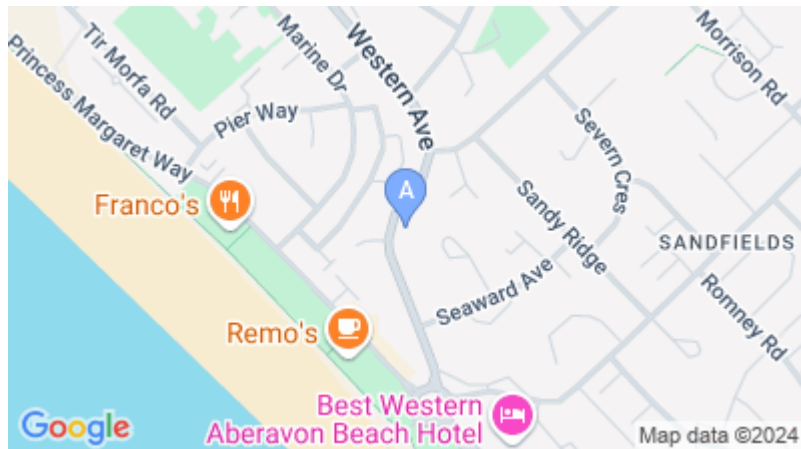
 PAYTON
JEWELL
CAINES

9 Western Avenue, Port Talbot, Neath Port Talbot. SA12 7LS

Three bedroom semi detached house comprising entrance hall, two reception rooms, kitchen, three bedrooms, family bathroom, outside w.c. and storage, generous enclosed rear and front gardens, off road parking. Easy access to Aberavon beach front. Sold with no onward chain.

Offers Over £175,000

- Well maintained three bedroom semi detached house
- Close to Aberavon beach front
- Gas fired combination boiler
- Non traditional construction
- Two reception rooms
- Ideal first time buy or investment purchase



DESCRIPTION

Three bedroom semi detached house comprising entrance hall, two reception rooms, kitchen, three bedrooms, family bathroom, outside w.c. and storage, generous enclosed rear and front gardens, off road parking. Five minute walk to Aberavon beach front. Sold with no onward chain.

Key features.

System built property-Non traditional construction.

Good sized enclosed rear garden.

Ideal location for access to Aberavon beach front.

Within walking distance to Tywyn Primary School.

Sold with no onward chain.

ENTRANCE HALL

Access via part frosted glazed PVCu door. Papered and coved ceiling. Papered walls with half height feature dado rail. Tile effect floor. Radiator with radiator cover. PVCu double glazed window overlooking rear garden with fitted blind. Under stair storage housing electric meter and wall mounted fuse box.

RECEPTION 2 (10' 10" x 10' 8") or (3.30m x 3.25m)

Overlooking the front via PVCu double glazed window with fitted vertical blind. Papered and coved ceiling. Papered walls with half height feature dado rail. Wood effect laminate floor.

RECEPTION 1 (13' 11" x 10' 8") or (4.25m x 3.25m)

Overlooking the front via PVCu double glazed window with a fitted vertical blind. Papered and coved ceiling. Papered walls with half height feature dado rail. Wood effect laminate floor. Chimney breast with a white painted mantle and hearth with a wall mounted electric pebbled effect fire.

KITCHEN (10' 10" x 6' 11") or (3.30m x 2.10m)

Overlooking rear via PVCu double glazed window with fitted vertical blind. Central spotlights. Full height ceramic wall tiles. Wood effect vinyl floor. Frosted glazed aluminium door leading out to the rear. Kitchen is a range low level and wall mounted units in a oak finish and a complementary roll top work surface. Inset sink with swan neck tap and drainer. Integrated electric oven with ceramic hob and overhead extractor hood. Plumbing for automatic washing machine. Recess for fridge freezer (electrical socket to be installed).

LANDING

Via stairs with fitted carpet and a wooden balustrade. Access to loft storage. Papered and coved ceiling. Papered walls. Fitted carpet. PVCu double glazed window over looking the rear with a fitted vertical blind.

FAMILY BATHROOM

PVCu frosted glazed window to the rear with a fitted vertical blind. Full height PVCu clad walls. Vinyl floor. Three piece suite in white comprising low level w.c., wash hand basin and a bath with tap and over head electric shower. Shower screen. Fitted storage cupboard housing wall mounted ideal logic gas fired combi boiler.

BEDROOM 2 (11' 6" x 10' 10") or (3.50m x 3.30m)

Overlooking the front via PVCu double glazed window and fitted vertical blind. Coved ceiling. Papered walls. Fitted carpet. Fitted storage cupboard with hanging rail.



BEDROOM 1 (13' 1" x 10' 10") or (4.00m x 3.30m)

Overlooking the front via PVCu double glazed window and fitted vertical blind. Papered and coved ceiling. Papered walls. Fitted carpet.

BEDROOM 3 (10' 2" x 7' 1") or (3.10m x 2.15m)

Overlooking the rear via PVCu double glazed window with fitted vertical blind. Coved ceiling. Papered walls with a half height feature dado rail. Fitted carpet.

OUTHOUSE

With one side comprising W.C. The other side storage.

OUTSIDE

Enclosed front garden laid to lawn. Driveway suitable for off road parking for up to three cars.


Enclosed rear garden laid to patio. Two areas to elevated decking. Lawn. Further brick built storage. Side gate access back to front of the property.

NOTES

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		
(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.



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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