

Payton
Jewell
Caines



John Street, Aberavon, Port Talbot, Neath
Port Talbot. SA12 6EB

£115,000

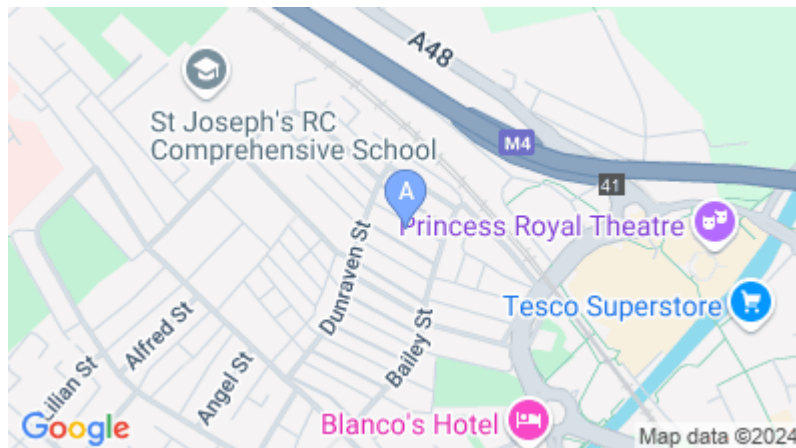
PJC PAYTON
JEWELL
CAINES

John Street, Aberavon, Port Talbot, Neath Port Talbot. SA12 6EB

We are pleased to offer for sale with no onward chain this three bedroom end of terrace house situated in Aberavon, which is located in close proximity to local schools, shops and amenities with good transport links. Ideal first time buy or investment property.

£115,000

- Three bedroom end of terrace house
- Two reception rooms
- Three good sized bedrooms
- Close to town centre
- No onward chain



DESCRIPTION

We are pleased to offer for sale with no onward chain this three bedroom end of terrace house situated in Aberavon, which is located in close proximity to local schools, shops and amenities with good transport links. Aberavon seafront and Port Talbot town centre are only a short distance away.

Accommodation briefly comprises to the ground floor entrance hall, two reception rooms, kitchen and bathroom. To the first floor three good sized bedrooms. Externally to the rear is an enclosed garden with gate leading to the side.

VESTIBULE

Access via PVCu part glazed door. Skimmed ceiling. Emulsioned walls. Original tiled flooring. Door into:

HALLWAY

Skimmed ceiling. Coving. Ceiling light. Stairs to first floor. Radiator. Laminate flooring.

RECEPTION 1 (12' 7" x 9' 3") or (3.83m x 2.82m)

Skimmed ceiling. Ceiling. Coving. Emulsioned walls. Radiator. PVCu double glazed window to the front. Wall mounted fuse box. Laminate flooring.

RECEPTION 2 (16' 2" x 11' 3") or (4.92m x 3.44m)

Skimmed ceiling. Coving. Emulsioned walls. Two radiators. Large PVCu double glazed window to the rear. Low level cupboard housing gas meter. Under stair storage. Laminate flooring. Opening into :

KITCHEN (11' 3" x 8' 11") or (3.44m x 2.71m)

Skimmed ceiling. Strip light. Coving. Emulsioned walls with tiling to splash back area. Two PVCu double glazed windows to the side. PVCu door with frosted glass. Kitchen comprises wall and base units with coordinating work surfaces. Stainless steel inset sink with drainer and mixer tap. Integrated gas hob. Electric oven and over head extractor hood. Space for fridge freezer. Space and plumbing for automatic washing machine. Tiled flooring. Door leading to:

BATHROOM (8' 11" x 8' 7") or (2.73m x 2.62m)

Skimmed ceiling. Floor to ceiling respatex panelling to the walls. Two radiators. Two PVCu frosted double glazed windows to the side. Room is fitted with a three piece suite comprising low level w.c., pedestal wash hand basin and P shaped bath with overhead electric shower. Tiled floor.

LANDING

Access via staircase with fitted carpet and hand rail. Papered ceiling. Access to the loft. Papered walls. Fitted carpet. Stained glass window looking into bedroom three.

BEDROOM 1 (17' 2" x 9' 3") or (5.22m x 2.81m)

Papered ceiling. Coving. Papered walls. Radiator. Two PVCu double glazed windows looking onto the front. Fitted carpet.



BEDROOM 2 (12' 5" x 11' 4") or (3.79m x 3.45m)

Papered ceiling and walls. Radiator. PVCu double glazed window to the rear. Cupboard housing gas fired combination boiler. Fitted carpet.

BEDROOM 3 (10' 8" x 9' 0") or (3.24m x 2.75m)

Skimmed ceiling. Papered walls. Radiator. PVCu double glazed window to the rear. Stain glass window. Fitted carpet.


OUTSIDE

Enclosed rear garden with gated access to the side. Bounded by brick wall. Shrubbery. Outside tap. Laid to block paver.



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.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk