

Payton
Jewell
Caines



Alexandra Street, Port Talbot, Neath Port
Talbot. SA12 6EE

£99,950

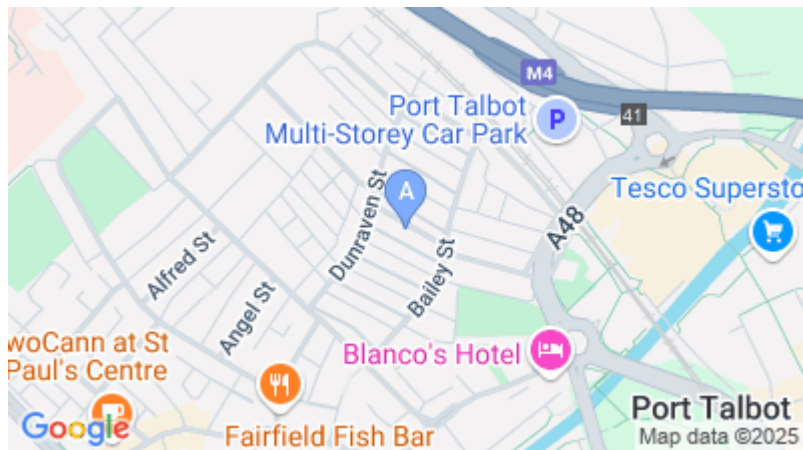


Alexandra Street, Port Talbot, Neath Port Talbot. SA12 6EE

Situated in the heart of old Aberavon this three bedroom mid terraced traditional build house would make an ideal purchase for a FIRST TIME BUYER or INVESTOR. Early viewing is highly recommended and is offered with NO-ONGOING CHAIN.

£99,950 - Freehold

- Three bedroom mid terrace property
- Open plan lounge
- PVCu double glazed windows and doors throughout
- Close to the town centre
- NO ON-GOING CHAIN
- Council Tax /EPC



DESCRIPTION

PJC welcomes to the market this three bedroom mid terraced traditional build house that is situated in the heart of Old Aberavon. This property benefits from being within walking distance to Port Talbot town centre with access to local shops, Saint Joseph's Catholic Infant School and amenities.

The property briefly consists of an open plan lounge, kitchen, family bathroom and three bedrooms. Externally there is a rear garden with rear lane access.

ENTRANCE

Accessed via part glazed PVCu front door leading into:

HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect vinyl flooring. Staircase to first floor accommodation. Under stair storage. Door into ground floor accommodation.

OPEN PLAN LOUNGE (21' 9" x 11' 8") or (6.64m x 3.56m)

Skimmed ceiling. Papered walls. Two radiators. Fitted carpet. Cupboard housing the meters. Front facing PVCu double glazed window. Rear facing half double glazed PVCu door leading to rear garden. Door into:

KITCHEN (14' 1" x 5' 8") or (4.30m x 1.72m)

Skimmed ceiling. Track spotlight fitting. Emulsioned walls. Radiator. Ceramic floor tiles. Rear facing PVCu double glazed window. Room is fitted with a range of melamine wood effect wall and base units with laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixertap. Ceramic tiles to splash back areas. Free standing electric cooker. Under counter space for washing machine. Space for upright fridge freezer.

DOWNSTAIRS BATHROOM (9' 5" x 6' 5") or (2.88m x 1.96m)

Skimmed ceiling. Flush light fitting. Emulsioned walls with tiles to splashback areas. Side facing frosted PVCu double glazed window. Radiator. Ceramic floor tiles. Room is fitted with a three piece suite in white comprising w.c. pedestal wash hand basin with chrome hot and cold mixer tap, bathtub with shower attachment and curtain.

LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (14' 2" x 9' 10") or (4.32m x 3.00m)

Skimmed ceiling. Emulsioned walls. Two front facing PVCu double glazed windows. Radiator. Fitted carpet.

BEDROOM 2 (11' 4" x 9' 1") or (3.46m x 2.77m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Built in cupboard housing the gas combination boiler.

BEDROOM 3 (8' 2" x 6' 9") or (2.48m x 2.07m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.



OUTSIDE

To the rear there is a courtyard garden that is enclosed and bounded on three sides by wall. Low maintenance garden laid to concrete. Wooden gate leading to rear lane. Wooden storage shed.


NOTE

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



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		90
(69-80) C	71	
(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.



www.pjchomes.co.uk

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