

Payton  
Jewell  
Caines



Marine Drive, Port Talbot, Neath Port  
Talbot. SA12 7NN

£159,950

**PJC** PAYTON  
JEWELL  
CAINES



# Marine Drive, Port Talbot, Neath Port Talbot. SA12 7NN

Three bedroom semi detached house comprising entrance porch, dining room, lounge, kitchen, pantry and wc, three bedrooms and shower room. Enclosed rear garden with storage and summerhouse. Car port and driveway parking. NO ONWARD CHAIN.

£159,950 - Freehold

- Three bedroom semi-detached house
- Extended to the rear
- Walking distance of Aberavon Sea front
- Off road DRIVEWAY parking with car port
- NO ON-GOING CHAIN
- Council Tax /EPC





## DESCRIPTION

Three bedroom semi-detached house situated in the Sandfields area and within a five minute walk to Aberavon sea front where you will find cafes, restaurants, leisure centre and cinema. Located within close proximity to local shops, schools Ysgol Gynradd Gymraeg Rhosafan, St. Therese's Catholic Primary School, Ysgol Gymraeg Bro Dur, Ysgol Bae Baglan and good transport links. Property benefits from PVCu double glazing throughout and would be an ideal purchase for a FIRST TIME BUYER.

Accommodation comprises entrance porch, Two reception rooms, kitchen, pantry and downstairs w.c. Three bedrooms and family shower room to first floor. OFFERED WITH NO ONWARD CHAIN.

Externally there are front and rear enclosed gardens with car port and off road parking.

Key features:

Freehold.  
Extended to the rear to provide generous living room.  
Downstairs w.c.  
Upstairs shower room.  
Summer house, BBQ and store to the rear garden.

## ENTRANCE

Accessed via part frosted glazed door leading into:

## PORCH

Three aspects of half height PVCu double glazing with dwarf wall. PVCu sill. Timber frosted glazed door leading into:

## RECEPTION 2 (13' 1" x 9' 2") or (4.00m x 2.80m)

Overlooking the front via PVCu double glazed window. Central spotlights. Coved ceiling. Emulsioned walls. Ceramic tiles to floor. Handy recess currently used as home office. Staircase to first floor. Concertina door through into:

## RECEPTION 1 (16' 5" x 14' 9") or (5.00m x 4.50m)

PVCu glazed french doors and side windows leading out to the rear garden. Emulsioned and coved ceiling. Central light pendant. Emulsioned walls. Solid oak floor. Feature fireplace housing a recessed wood burning stove and ceramic hearth. Archway through into:

## KITCHEN (16' 5" x 6' 3") or (5.0m x 1.90m)

PVCu glazed window to the side of property. Frosted glazed PVCu door leading to side driveway. Emulsioned ceiling. Two ceiling mounted light fittings. Emulsioned walls. Tile effect cushion floor. Kitchen is fitted with a range of low level wall mounted units in a high gloss Dove Grey with chrome handles and complementary roll top work face. Inset sink with swan neck tap and moulded drainer. Integrated double waist height electric oven. Four ring gas hob. Full height large larder cupboard. Plumbing in place for automatic washing machine. Space for stacking tumble. Under stair storage. Concertina door through into:



## PANTRY CUPBOARD

PVCu double glazed window. Emulsioned ceiling and walls. Ceramic tiled flooring. Space for American style fridge freezer. Additional low level kitchen units with work top.

## DOWNSTAIRS W.C.

PVCu frosted glazed window to the side. Painted tongue and groove ceiling. PVCu clad walls. Ceramic tiles to floor. Two pieces suite in white comprising w.c and wall mounted wash hand basin.

## LANDING

Accessed via stairs with fitted carpet and double wooden balustrade with wrought iron feature. Loft access hatch with pull down ladder and boarding. Fitted storage cupboard housing wall mounted gas fired boiler. Doors leading off.

## BEDROOM 1 (13' 1" x 9' 2") or (4.00m x 2.80m)

Overlooking the front via PVCu double glazed window. Emulsioned and coved ceiling. Perfect fit "roller blinds" and vertical blind. Emulsioned and coved ceiling. Emulsioned walls. Fitted carpet. Fitted storage cupboard with shelving. Floor to ceiling fitted wardrobe with sliding doors.

## BEDROOM 2 (12' 8" x 8' 8") or (3.85m x 2.65m)

Overlooking the rear via PVCu double glazed window. Emulsioned ceiling and walls. Fitted carpet.

## BEDROOM 3 (8' 6" x 8' 0") or (2.60m x 2.45m)

Overlooking the rear via PVCu double glazed window. Emulsioned ceiling with central spotlight. Emulsioned walls. Fitted carpet.

## SHOWER ROOM

Recessed LED spotlights. PVCu clad ceiling and walls. Vinyl tile effect flooring. Room is fitted with a three piece suite comprising w.c. wash hand basin with chrome mixertap and large walk-in shower with glass block side housing a plumbed shower. Vanity unit with storage. Wall mounted mirror.

## OUTSIDE

Enclosed rear garden laid to lawn. Perimeter raised beds, Pressed concrete pathway leading to brick built storage with power and light. Summer house with wood burning stove to remain. Covered rear area with outdoor seating and built in BBQ and chiminea (to remain). Timber storage shed. Coal storage and wood store. Side gated access to the car port.

The front garden is enclosed and laid to lawn with perimeter bedding plants. Gated access from pavement to pressed concrete driveway suitable for off road parking for up to three cars.


## NOTE

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





# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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01639 891268

### Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

### Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)