

Payton
Jewell
Caines



Rhodes Avenue, Port Talbot, Neath Port
Talbot. SA12 6UT

£129,950

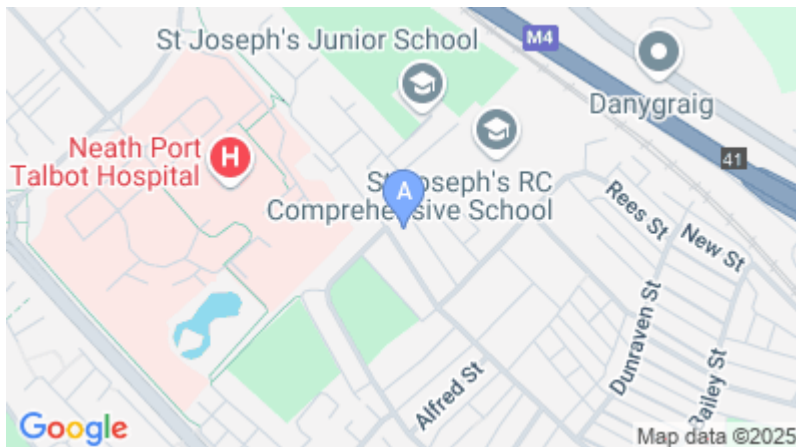
PJC PAYTON
JEWELL
CAINES

Rhodes Avenue, Port Talbot, Neath Port Talbot. SA12 6UT

THREE BEDROOM SEMI-DETACHED HOUSE comprising entrance hall, two reception rooms, kitchen, w.c. three bedrooms and shower room. Property is situated within walking distance of Port Talbot Hospital and Port Talbot Town Centre and can be offered with NO ON-GOING CHAIN.

£129,950 - Freehold

- Three bedroom semi-detached house
- Non-traditional construction
- Modern fitted kitchen
- Enclosed front and rear gardens
- Walking distance of Port Talbot town centre
- NO ONWARD CHAIN
- EPC - / Council Tax -



DESCRIPTION

We are pleased to offer to the market this NON TRADITIONAL three bedroom semi-detached house situated in Old Aberavon and is within close proximity to local shops, St Joseph's R C Comprehensive School, St Joseph's Junior School, Sandfields Primary School, amenities and transport links. The property is well presented but could do with some updating and provides two reception rooms, fitted wardrobes to two bedrooms and walking distance to Port Talbot Town centre giving easy access to the bus and train station.

Accommodation briefly comprises to the ground floor two reception rooms, modern fitted kitchen and downstairs w.c. To the first floor there are three bedrooms and shower room.

Externally there are enclosed front and rear gardens.

Key features:

- Freehold
- Non traditional construction
- PVCu double glazing throughout
- Gas fired combination boiler
- Sold with no onward chain

ENTRANCE

Accessed via PVCu part frosted glazed front door leading through into:

HALLWAY

Artexed walls. Fitted carpet. Hand storage under stairs. Doorway through into:

RECEPTION 2 (10' 6" x 9' 10") or (3.20m x 3.00m)

Overlooking the front via PVCu double glazed window with fitted venetian blind. Papered walls. Fitted carpet. Doorway through into:

RECEPTION 1 (14' 5" x 9' 10") or (4.40m x 3.00m)

Overlooking the rear garden via PVCu double glazed window with a fitted venetian blind. Papered walls. Fitted carpet. Feature fireplace with a gas living flamed coal effect fire. Brass surround with marble hearth and wooden mantle. Doorway through into:

KITCHEN (14' 1" x 6' 11") or (4.30m x 2.10m)

Overlooking the garden via PVCu double glazed window with fitted venetian blind. Emulsioned ceiling and walls. Ceramic tiled floor. Kitchen is fitted with a range of low level wall and base units in a cream shaker style with brushed chrome handles and complementary roll top work surface with breakfast bar. Ceramic tiles to all splash back areas. Inset sink with drainer. Integrated double gas oven with four ring gas hob and overhead extractor hood. Plumbing in place for automatic washing machine. Space for high level fridge/freezer. Fitted storage. Doorway through into:

SIDE LOBBY

Access to w.c. Fitted storage cupboard with additional power.



LANDING

Loft access hatch. Fitted storage cupboard housing the wall mounted gas fired Ideal combination boiler.

SHOWER ROOM

PVCu frosted glazed window to the front. PVCu clad ceiling and walls. Respatex floor. W.C. wash hand basin with chrome mixer tap and storage below, walk-in shower with a pull down seat, wall mounted electric shower, grab rail and concertina half height door. Extractor fan.

BEDROOM 1 (12' 10" x 8' 8") or (3.90m x 2.65m)

2.65m to the fitted wardrobes.

Overlooking the front via PVCu double glazed window with fitted venetian blind. Textured ceiling. Papered walls. Fitted carpet. Floor to ceiling fitted wardrobes across one wall. Fitted over stair storage cupboard.

BEDROOM 2 (12' 10" x 9' 0") or (3.90m x 2.75m)

Overlooking the rear via PVCu double glazed window with fitted venetian blind. Textured ceiling. Papered and emulsioned walls. Fitted carpet. Fitted wardrobes.

BEDROOM 3 (8' 6" x 9' 0") or (2.60m x 2.75m)

Overlooking the rear via PVCu double glazed window with fitted venetian blind. Tiled and coved ceiling. Papered and emulsioned walls. Fitted carpet.

OUTSIDE

To the rear the garden is enclosed and laid to patio and concrete with external brick built storage. Rear gated access to rear lane. Side gated access to the front.


To the front the garden is enclosed with perimeter raised beds planted with mature shrubs. Low maintenance paved front.

NOTE

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.



GROUND FLOOR



FIRST FLOOR

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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