

Payton
Jewell
Caines



Adare Street, Port Talbot, Neath Port
Talbot. SA12 6QF

£165,000

PJC PAYTON
JEWELL
CAINES

Adare Street, Port Talbot, Neath Port Talbot. SA12 6QF

We are pleased to introduce for sale this traditional three bedroom mid terrace house which would be ideal for families and first time buyers. The property is located within easy access to Aberavon seafront and the Town Centre. Viewing is recommended.

£165,000

- Three bedroom mid terrace house
- Open lounge/dining room
- Fitted kitchen
- Downstairs bathroom with four piece suite
- Low maintenance garden
- Block built storage shed



DESCRIPTION

This is an opportunity to purchase a traditional three bedroom mid terrace house which is situated in the popular residential area of Aberavon and is within walking distance to Aberavon beachfront, local shops and Tywyn Primary School.

Accommodation briefly comprises to the ground floor entrance hall, lounge, dining room, kitchen and rear porch through to family bathroom. To the first floor there are three bedrooms. The rear garden is low maintenance and benefits from a block built storage shed.

ENTRANCE HALL

Access via PVCu door with stain glass panels. Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. Stair case leads to first floor landing. Laminate floor. Door way into:

RECEPTION 1 (16' 11" x 10' 9") or (5.15m x 3.27m)

Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window with fitted vertical blinds looks to the rear. Focal point to the room is a chimney breast with alcoves either side. Inset fire place with mantle hearth and surround. Laminate floor. Under stair storage. Space for dining table and chairs. Archway through to:

RECEPTION 2 (10' 7" x 10' 0") or (3.22m x 3.05m)

Ceiling is skimmed and emulsioned with ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed box bay window looks to the front with fitted vertical blinds. Chimney breast with alcoves to either side. Continuation of the laminate flooring.

KITCHEN (16' 8" x 9' 2") or (5.07m x 2.80m)

Artexed ceiling. Centre spotlights. Respatex panelling to walls. Access to extension loft. Dual aspect natural light via two PVCu double glazed windows to the side. Modern vertical radiator. Kitchen comprises a range of wall and base units with coordinating work surfaces. Stainless steel one and half bowl inset sink with drainer and mixer tap. Integrated double oven and five ring gas hob with overhead extractor hood. Space for fridge freezer. Space and plumbing for automatic washing machine. Space for dishwasher. Wood effect vinyl flooring. Doorway through to:

REAR HALLWAY

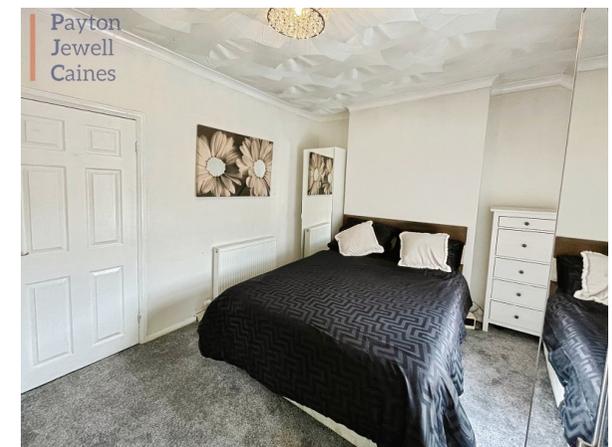
Artexed ceiling. Part papered and part tiled walls. Continuation of vinyl flooring. PVCu door with frosted glass panel leading to rear garden.

FAMILY BATHROOM (9' 10" x 8' 11") or (3.0m x 2.71m)

Respatex panelling with inset spotlights to the ceiling. Respatex panelling to the walls. Chrome heated towel rail. PVCu frosted double glazed window looks to the rear. Bathroom is a four piece suite comprising low level W.C., wash hand basin with vanity unit, walk in shower with rainfall shower head and double ended bathtub with free standing chrome mixer tap and shower attachment. Laminate flooring.

LANDING

Via stairs with fitted carpet. Ceiling is skimmed and emulsioned with ceiling light, smoke detector and coving. Walls are skimmed and emulsioned. Fitted carpet. Doors leading off.



BEDROOM 1 (16' 11" x 10' 6") or (5.16m x 3.19m)

Ceiling is artexed with ceiling light and coving. Walls are skimmed and emulsioned. Dual aspect via two PVCu double glazed windows looking to the front with fitted vertical blinds. Radiator. Fitted carpet.

BEDROOM 2 (10' 11" x 8' 4") or (3.33m x 2.54m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. PVCu double glazed window looking to rear with fitted vertical blinds. Built in storage housing gas fired combination boiler. Fitted carpet.

BEDROOM 3 (8' 3" x 7' 8") or (2.51m x 2.34m)

Ceiling is skimmed and emulsioned with access to the loft, ceiling light and coving. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the rear with fitted vertical blinds. Fitted carpet.

OUTSIDE

To the rear is a low maintenance and enclosed garden. Laid to artificial turf. Enclosed by panel fencing. Block built storage with PVCu window and french doors. Power and lighting. To the front is an enclosed forecourt.

NOTES

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

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

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