



Julian Terrace, Port Talbot, Neath Port
Talbot. SA12 6UG

£142,000

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We are pleased to present to the market this traditional build three bedroom mid terrace family home located in Aberavon close to local schools, shops and transport links. Early viewing recommended. Being sold with no onward chain.

£142,000

- Three bedroom traditional mid terrace house
- Large kitchen/diner
- Downstairs bathroom
- Large rear garden with spacious garage
- Off road parking to the front
- Sold with no onward chain



DESCRIPTION

We are pleased to present to the market this traditional build three bedroom mid terrace family home located in Aberavon within walking distance to Sandfields Primary School, St Joseph RC Comprehensive school, Aberavon Town Centre and transport links. Accommodation briefly consists of to the ground floor entrance hall, reception room, inner hall, kitchen/dinner and family bathroom. To the first floor three bedrooms. Externally there are front and rear gardens. Off road parking to the front and large garage to rear.

HALLWAY

Access via part glazed PVCu front door. Emulsioned ceiling. Light fitting. Emulsioned walls. Stairs to first floor landing. Grey laminate flooring. Door into:

RECEPTION 1 (13' 8" x 9' 9") or (4.17m x 2.97m)

Artexed and coved ceiling. Pendant light. Emulsioned walls with papered accent wall. Radiator. Grey laminate flooring. Under stair storage. Front facing PVCu double glazed window with fitted roller blind.

REAR LOBBY

Built in storage cupboard. Doors leading off.

KITCHEN/DINER (19' 4" x 11' 3") or (5.89m x 3.44m)

Artexed and coved ceiling. Two pendant light fittings. Emulsioned walls. Two radiators. Laminate floor tiles. Kitchen is fitted with a range of grey gloss floor and wall cupboards. Complementary laminate worktops. Stainless steel sink and drainer with mixer tap. Under counter space for washing machine. Space for upright fridge freezer. Built in four ring gas hob. Electric oven below and over head extractor hood. Rear facing PVCu double glazed window. Half glazed PVCu door leading to rear garden.

FAMILY BATHROOM (7' 0" x 6' 3") or (2.13m x 1.91m)

Respatex panelled ceiling. Inset spot lights. Floor to ceiling respatex wall panels. Vinyl flooring. Radiator. Rear facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with three piece suite comprising w.c., wash hand basin set within vanity unit and corner shower with wall mounted shower.

LANDING

Emulsioned ceiling. Pendant light. Emulsioned walls. Fitted carpet. All doors leading off.

BEDROOM 1 (14' 1" x 10' 1") or (4.28m x 3.08m)

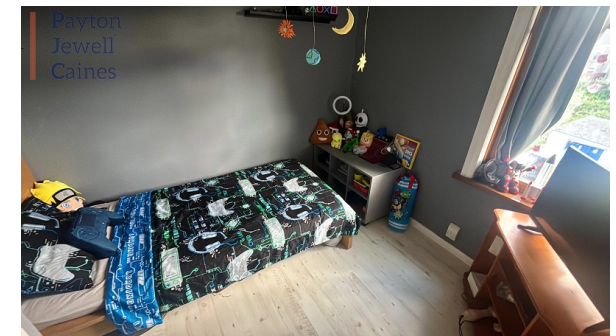
Papered and coved ceiling. Pendant light. Emulsioned walls. Radiator. Wood effect laminate flooring. Front facing PVCu double glazed window. Built in storage cupboard with PVCu double glazed window. Across one wall is open built in storage. Cupboard housing combination boiler.

BEDROOM 2 (10' 5" x 9' 6") or (3.17m x 2.90m)

Stippled ceiling with flush light fitting. Emulsioned walls. Wood effect laminate flooring. Radiator. Rear facing PVCu double glazed window.

BEDROOM 3 (8' 4" x 8' 11") or (2.54m x 2.72m)

Papered ceiling. Pendant light. Emulsioned walls. Radiator. Wood effect laminate floor. Rear facing PVCu double glazed window.



OUTSIDE

The front is bounded on two sides with hedge and wire fencing. Laid mainly to lawn with off road parking. Concrete path leading to front door.


The rear garden is bounded on three sides by block wall. Concrete terrace off the rear of the house. Path leading to block built storage shed. Rear garden laid mainly to lawn. Path leads to large block built garage across the rear of the garden with rear lane access.

NOTES

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		87
(69-80) C	74	
(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.



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