



Victoria Road, Port Talbot, Neath Port  
Talbot. SA12 6QG

£189,995

**PJC** PAYTON  
JEWELL  
CAINES

## Victoria Road, Port Talbot, Neath Port Talbot. SA12 6QG

This recently RENOVATED Victorian era home is situated within walking distance of ABERAVON BEACH FRONT, Vivian park, local shops and schools. Benefiting from two reception rooms and three double bedrooms, the property offers SPACIOUS ACCOMMODATION throughout. Offered for sale with NO ONGOING CHAIN.

£189,995

- Three bedroom traditional Victorian property
- Newly renovated throughout
- Two separate reception rooms
- Enclosed rear garden
- Utility room
- No ongoing chain



## OVERVIEW

This traditional terraced property has been beautifully modernised throughout, benefiting from two separate reception rooms, three double bedrooms and utility rooms well as well as downstairs w.c. Ideally located within just a five minute walk to Aberavon beach, local shop and Tywyn primary school, this property would make an ideal family home. Modernised throughout whilst retaining some of its original period feature, early viewing is recommended not to miss out!

Accommodation briefly comprises to the ground floor, entrance porch, hallway, two reception rooms, kitchen, utility room and w.c. To the first floor there are three double bedrooms and a family bathroom. To the rear there is an enclosed garden mainly laid to lawn with rear lane access.

## ENTRANCE PORCH

Enter property via composite door with frosted half moon design glass panel. Skimmed ceiling. Coving. Skimmed walls. Feature timber door through to:

## ENTRANCE HALLWAY

Skimmed ceiling. Coving. Feature moulding. Two ceiling lights. Smoke detector. Skimmed walls. Radiator. Laminate flooring in wood effect. Staircase leading to first floor with fitted carpet and the original feature banister. Space for under stair storage. Storage cupboard housing the gas meter. Doorway leading to:

## RECEPTION 1 (12' 2" x 11' 1") or (3.70m x 3.39m)

Skimmed ceiling. Centre ceiling light with feature ceiling rose. Moulded coving. Skimmed walls. Double glazed PVCu bay window to the front of the property. Radiator. Access to electric box. Continuation of laminate flooring in wood effect.

## RECEPTION 2 (12' 1" x 9' 11") or (3.68m x 3.01m)

Skimmed ceiling. Centre ceiling light. Skimmed walls. Double glazed PVCu window looking out onto the rear garden. Skimmed walls. Radiator. Laminate flooring in a wood effect.

## KITCHEN (14' 7" x 10' 1") or (4.45m x 3.07m)

Skimmed ceiling. Centre ceiling light. Skimmed walls. Radiator. Two double glazed PVCu windows looking out to the side of the property. Kitchen is fitted with a range of wall and base units in dove grey with coordinating roll edge work top. Tiling to splash back. Integrated electric induction hob with oven and overhead extractor hood. Inset sink with drainer and mixer tap in matt black. Space for fridge freezer. Laminate flooring in wood effect. Opening through to:

## UTILITY ROOM (10' 0" x 5' 9") or (3.05m x 1.75m)

Skimmed ceiling. Centre ceiling light. Extractor fan. Loft access. Walls are partially skimmed and partially tiled to splash back. Radiator. Double glazed PVCu window looking out to rear garden. PVCu door with frosted glass panel leading out onto rear garden. Space and plumbing for automatic washing machine and other utilities. Matching work surface continuing from kitchen with cupboard space. Laminate flooring in wood effect.



### **DOWNSTAIRS W.C. (4' 9" x 4' 9") or (1.46m x 1.45m)**

Skimmed ceiling. Centre ceiling light. Walls are partially skimmed and partially tiled. Double glazed PVCu frosted glass window. Radiator. Low level w.c. and pedestal wash hand basin. Continuation on laminate flooring.

### **FIRST FLOOR LANDING**

Skimmed ceiling. Centre ceiling light. Skimmed walls. Radiator. Fitted carpet. All doors leading off:

### **MASTER BEDROOM (16' 1" x 11' 0") or (4.90m x 3.35m)**

Skimmed ceiling. Skimmed walls. Radiator. Three large double glazed PVCu windows to the front of the property. Fitted carpet.

### **BEDROOM 2 (12' 5" x 10' 1") or (3.78m x 3.07m)**

Skimmed ceiling. Centre ceiling light. Skimmed walls. Radiator. Double glazed PVCU window to the rear. Fitted carpet.

### **BEDROOM 3 (10' 0" x 9' 1") or (3.05m x 2.76m)**

Skimmed ceiling. Centre ceiling light. Loft access. Skimmed walls. Radiator. Double glazed PVCu tilt and turn window to the rear. Storage cupboard housing combination boiler. Fitted carpet.

### **FAMILY BATHROOM (6' 8" x 6' 5") or (2.04m x 1.96m)**

Skimmed ceiling. Centre ceiling light. Walls are partially skimmed and partially tiled. Radiator. Double glazed frosted glass PVCu window to the side. Three piece suite comprising of low level w.c pedestal wash hand basin and panel bath with overhead shower and shower screen. Vinyl flooring.


### **OUTSIDE**

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with gated access to the rear lane. There is another part of the garden that is laid to chipping's.

To the front there is a low maintenance garden mainly laid to chipping's with a pathway leading the front door with wrought iron railings and gate.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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