

Payton  
Jewell  
Caines



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

£250,000

**PJC** PAYTON  
JEWELL  
CAINES

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

We are pleased to present to the market TWO BEDROOM DETACHED BUNGALOW situated within walking distance to Aberavon beach front, local schools, local shops and amenities. NO ONGOING CHAIN.

£250,000 - Freehold

- Two bedroom detached bungalow
- Fitted kitchen
- Front and rear garden
- Off road parking



## DESCRIPTION

We are pleased to present to the market two bedroom detached bungalow situated within walking distance to Aberavon beach front, local schools, shops and amenities.

Accommodation briefly comprises entrance porch, lounge, dining room, kitchen, two bedrooms and bathroom. To the outside front and rear gardens, and off road parking.

### ENTRANCE PORCH

Access via PVCu front door. Skimmed ceiling. Emulsioned walls. PVCu double glazed window to front of property. Laminate flooring. PVCu part panelled part frosted double glazed door leading to:

### LOUNGE (14' 8" x 12' 5") or (4.47m x 3.78m)

Skimmed ceiling. Two papered and two emulsioned walls. PVCu double glazed window to front and side of property. Radiator. Laminate flooring. Opening into:

### DINING ROOM (13' 6" x 9' 9") or (4.11m x 2.97m)

Papered ceiling. Coving. Two papered and two emulsioned walls. PVCu double glazed window to front of property. Radiator. Laminate flooring. Door way leading to:

### INNER HALLWAY

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to side of property. Laminate tiled effect flooring. All doors leading off.

### KITCHEN (9' 5" x 9' 3") or (2.88m x 2.81m)

Skimmed ceiling. Access into attic. Emulsioned walls. Two PVCu double glazed windows to the rear of property. Radiator. A range of wall and base units, complementary work surfaces with tiled splash back areas. Four ring gas hob, built in electric oven and extractor fan. Under counter spaces for appliances. Plumbing for automatic washing machine. Laminate tiled effect flooring. PVCu door to rear of property.

### BEDROOM 1 (10' 0" x 9' 8") or (3.05m x 2.95m)

Skimmed ceiling. Access into attic. Emulsioned walls. PVCu double glazed window. Radiator. Laminate flooring.

### BEDROOM 2 (10' 11" x 9' 9") or (3.33m x 2.97m)

Papered ceiling. Papered walls. PVCu double glazed window to rear of property. Radiator. Laminate flooring.

### BATHROOM (7' 0" x 6' 1") or (2.14m x 1.85m)

Skimmed ceiling. Two emulsioned and two respatex walls. PVCu frosted double glazed window to rear of property. Radiator. Three piece suite in white comprising low level W.C., pedestal wash hand basin and panelled bath with overhead shower. Laminate tiled effect flooring.



## OUTSIDE

Front is enclosed and bounded by wall. Double wrought iron gates leading to paved driveway. Front gate with footpath leading to front door. Stone graveled areas.


Side access via wooden gate. Concrete footpath with stone gravel border. Large concrete storage shed. Outdoor tap. Rear garden is enclosed and bounded by wall and wood panel fences. Laid to lawn area. Concrete area ideal for patio furniture.

## NOTES

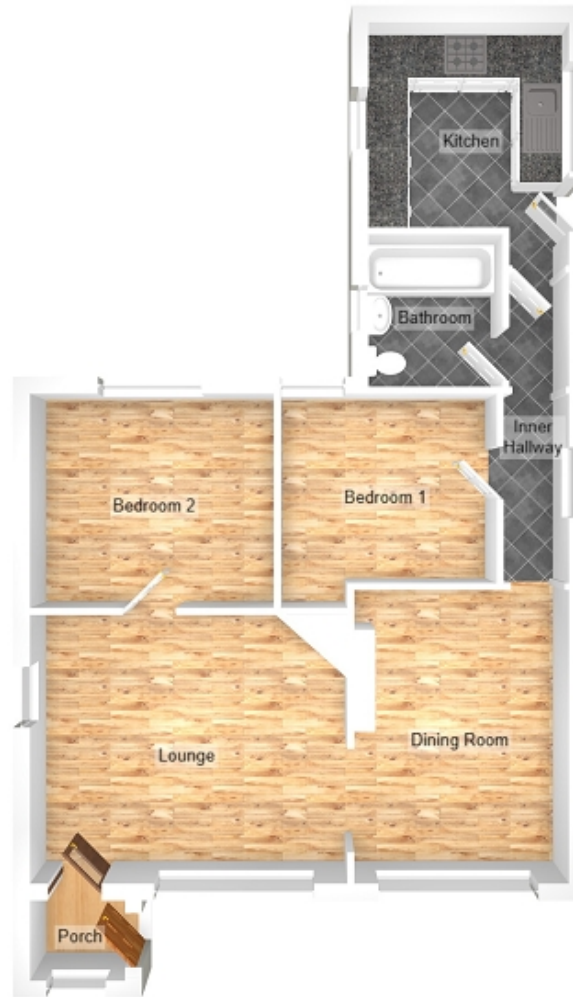
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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