

Payton
Jewell
Caines



Abbeyville Avenue, Aberavon, Port Talbot,
Neath Port Talbot. SA12

£155,000

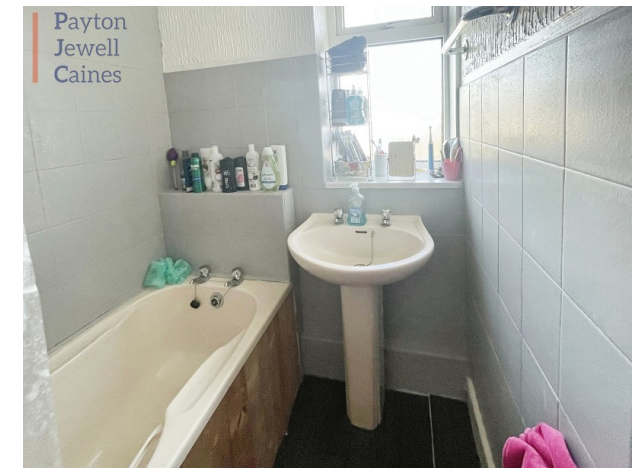
PJC PAYTON
JEWELL
CAINES

Abbeyville Avenue, Aberavon, Port Talbot, Neath Port Talbot. SA12

We are pleased to present to the market a three bedroom traditional build, mid terraced house located in the Sandfields area. Early viewing is highly recommended for this property that's within walking distance to Aberavon beach and local amenities.

£155,000 - Freehold

- Three bedroom terraced house
- Open plan lounge/diner/playroom
- Upstairs bathroom with separate WC
- Two occasional attic rooms
- Off road parking to the front garden
- EPC C/Council Tax B



DESCRIPTION

We are pleased to present to the market a three bedroom traditional build, mid terraced house located in the Sandfields area. Close to local shops, Awel y Môr Primary School, Sandfields Primary School, Tywyn Primary School, amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this property that's within walking distance to Aberavon beach.

Property briefly consists of a lounge/diner/playroom, kitchen, three bedrooms, bathroom with separate WC and two occasional rooms in the attic. Externally there is a front garden providing off road parking and a rear garden.

ENTRANCE

Accessed via PVCu part panelled part frosted double glazed front door with matching side screens leading into Porch. Artexed ceiling. Emulsioned walls with one feature wallpapered wall. Vinyl flooring. Radiator. Glass block panel. Multi glazed door leading into kitchen. Door leading into:

HALLWAY

Artex ceiling. Emulsioned walls. Fitted carpet. Staircase to first floor accommodation. Feature archway leading into:

LOUNGE/DINER/PLAYROOM (31' 8" x 11' 6") or (9.66m x 3.50m)

Artex ceiling. Artex walls with one feature wallpapered wall. Laminate flooring. Radiator. Focal point to the room is the wooden fire surround with tiled hearth and back plate. Ample space for furniture. Three PVCu double glazed windows, one to side of property and two to the rear. Doorway leading into:

KITCHEN (11' 2" x 10' 6") or (3.40m x 3.19m)

Skimmed ceiling. Emulsioned walls with tiled splashback areas. Vinyl flooring. Radiator. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Single drainer sink unit with mixer tap. Plumbing for washing machine. Breakfast bar area. Cupboard housing the combination boiler. Doorway into continuation of kitchen with range cooker and space for fridge/freezer. Understair storage cupboard. Multi glazed door leading back into hallway. Front facing PVCu double glazed window. Rear facing PVCu double glazed window and frosted double glazed door leading to the rear garden.

LANDING

Textured ceiling. Part papered walls. Fitted carpet. Storage cupboard. Staircase leading to attic. Doors leading off.

BEDROOM 1 (11' 9" x 10' 7") or (3.57m x 3.23m)

Artex ceiling. Emulsioned walls with one feature wallpapered wall. Fitted carpet. Radiator. Built in cupboard over staircase. PVCu double glazed window to front of property with vertical blind and curtain pole.

BEDROOM 2 (9' 4" x 8' 10") or (2.84m x 2.69m)

Textured ceiling. Part emulsioned and part papered walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.



BEDROOM 3 (10' 9" x 6' 6") or (3.27m x 1.98m)

Artex ceiling. Emulsioned walls with one feature wallpapered wall. Fitted carpet. Radiator. Built in cupboard over staircase. PVCu double glazed window to front of property with fitted vertical blind and curtain pole.

SEPARATE WC

Artex ceiling. Part artex and part tiled walls. Vinyl flooring. Low level WC. Rear facing PVCu frosted double glazed window.

BATHROOM (5' 10" x 4' 9") or (1.77m x 1.46m)

Artex ceiling. Half artex and half tiled walls. Fully tiled to bath area. Vinyl flooring. Radiator. Room is fitted with a two piece white suite comprising pedestal wash hand basin, panel bath with overhead electric shower with rail and curtain. PVCu frosted double glazed window to rear of property.

ATTIC

Accessed via staircase with spindle balustrade. Two doors leading off.

ATTIC ROOM (11' 5" x 8' 5") or (3.49m x 2.57m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Apex window to rear of property.

ATTIC ROOM 2 (8' 7" x 7' 1") or (2.61m x 2.17m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Velux window to rear of property.

OUTSIDE

To the front the garden enclosed by wall. Garden is laid with stone pavers providing off road parking. Two steps leading to front door with handrail.

To the rear the garden is enclosed and bounded by part wall and wooden fencing. Garden is mainly laid to lawn. Paved area ideal for garden furniture. Storage shed. Outside tap. Wooden gate to neighbouring property allowing access to front garden.


NOTE

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

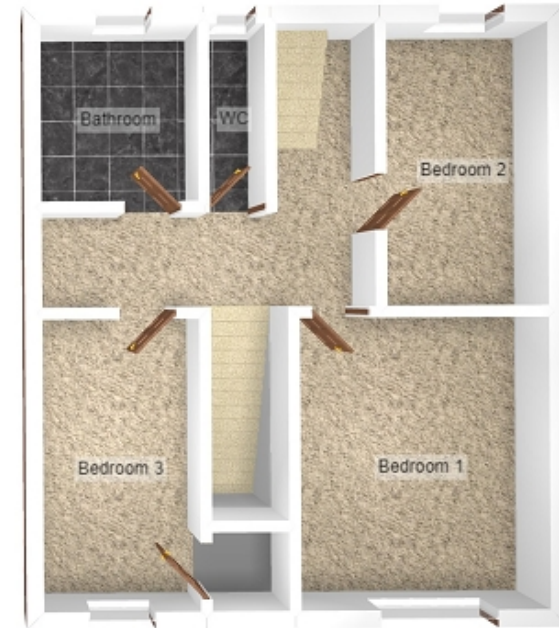


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	69	
(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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