

Payton
Jewell
Caines



Western Avenue, Sandfields, Port Talbot,
Neath Port Talbot. SA12 7NG

£165,000

 PAYTON
JEWELL
CAINES

Western Avenue, Sandfields, Port Talbot, Neath Port Talbot. SA12 7NG

We are pleased to present to the market a three bedroom semi-detached house located in the Sandfields area within walking distance to the Aberavon Beach front. Early viewing is highly recommended.

£165,000 - Freehold

- Three bedroom semi-detached house
- Two reception rooms
- Open plan kitchen/diner
- Rear garden with wooden summerhouse
- Front garden with off road parking
- EPC D/Council tax B



DESCRIPTION

We are pleased to present to the market a three bedroom semi-detached house located in the Sandfields area within walking distance to the Aberavon Beach front. Close to local shops, Ysgol Gynradd Gymraeg Rhosafan, St Therese's Catholic Primary School, local amenities and transport link to Port Talbot town centre. Early viewing is highly recommended.

Property briefly consists of Lounge, kitchen/diner, reception two, bathroom and three bedrooms. Externally there is a front garden with off road parking and a rear garden with wooden summerhouse.

ENTRANCE

Access via PVCu part panel part decorative double glazed front door with frosted double glazed side unit into entrance hall. Skimmed ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Staircase to first floor accommodation with fitted carpet. Doors leading off.

LOUNGE (12' 11" x 10' 5") or (3.93m x 3.17m)

Skimmed ceiling with coving and inset ceiling lights. Emulsioned walls with two walls papered. Laminate flooring. Radiator. PVCu double glazed french doors to front garden.

KITCHEN/DINER (11' 10" max x 5' 1" max) or (3.60m max x 1.54m max)

Measurements at widest point

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Range of wall and base units with complementary work surfaces. Tiled splash back areas. Plumbing for automatic washing machine. One and a half bowl acrylic single drainer sink unit and mixer tap. Wall mounted combination boiler. Laminate tiled effect flooring. Gas cooker point. Breakfast bar area with cabinets above separating the kitchen to dining area. Continuation of laminate tiled effect flooring. Skimmed and coved ceiling. Emulsioned walls. PVCu double glazed window to rear of property. Opening into:

RECEPTION 2 (16' 6" x 14' 3") or (5.03m x 4.34m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Full PVCu double glazed windows to rear of property and french doors. Laminate flooring. Radiator.

LANDING

Skimmed ceiling with coving. Loft access hatch. Some work done to the attic for occasional use with velux window. Emulsioned walls. Fitted carpet. Spindle balustrade. PVCu double glazed window to side of property. Storage cupboard. Doors leading off.

BATHROOM (7' 10" x 5' 5") or (2.40m x 1.66m)

Respatex to ceiling and walls. Laminate tile effect flooring. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, corner bath with telephone style mixer shower tap. White towel rail heater. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (13' 2" x 12' 0") or (4.01m x 3.67m)

Skimmed ceiling with coving. Papered walls. Laminate flooring. Radiator. PVCu double glazed window to front of property.

BEDROOM 2 (13' 0" x 9' 4") or (3.95m x 2.84m)

Skimmed ceiling with coving. Emulsioned walls with one feature papered wall. Laminate flooring. Radiator. PVCu double glazed window to rear of property.

BEDROOM 3 (9' 3" x 7' 7") or (2.81m x 2.32m)

Artex ceiling with coving. Emulsioned walls with two feature papered walls. Laminate flooring. Radiator. PVCu double glazed window to front of property.


OUTSIDE

Front is enclosed and bounded with double gates leading to off road parking. Laid with stone gravel. Rear garden is enclosed and bounded by wall and fencing. Large wooden summerhouse.

NOTE

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		
(69-80) C		79
(55-68) D	68	
(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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