

Payton
Jewell
Caines



Victoria Road, Aberavon, Port Talbot, Neath
Port Talbot. SA12 6QJ

£350,000



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Unique opportunity to purchase this THREE BEDROOM DETACHED PROPERTY with many original features, the property is within minutes walking distance to Aberavon beach front, local schools, shops, amenities and transport links. Early viewing is highly recommended. NO ONGOING CHAIN.

£350,000 - Freehold

- Traditional build three bedroom detached house
- Two reception rooms
- Original features throughout
- Large rear garden
- No ongoing chain



DESCRIPTION

Unique opportunity to purchase this THREE BEDROOM DETACHED PROPERTY with many original features, the property is within minutes walking distance to Aberavon beach front, local schools, shops, amenities and transport links. Early viewing is highly recommended. No ongoing chain.

Property briefly comprises to the ground floor vestibule, entrance hallway, Two reception rooms and kitchen. To the first floor three bedrooms and family bathroom. To the outside front garden with driveway and garage and to the rear large garden and outbuildings.

VESTIBULE

Access via an attractive PVCu fully glazed decorative bevelled glass door which is set within an arch feature. Skimmed ceiling. Emulsioned walls. Tiled flooring. Original decorative stained glass door with matching side screens leading into:

ENTRANCE HALL

Welcoming entrance hall. Papered ceiling. Coving. Papered walls. Radiator. Stair case to first floor. Original Terrazzo flooring. All doors leading off.

RECEPTION 1 (15' 7" x 11' 5") or (4.76m x 3.48m)

Papered ceiling. Coving. Papered walls. PVCu double glazed window set within bay to front of property. Marble hearth. Radiator. Solid wood parquet flooring.

RECEPTION 2 (15' 9" x 11' 5") or (4.79m x 3.48m)

Papered ceiling. Coving. Papered walls. PVCu double glazed window set within bay to the rear of the property. Wooden fire surrounds with marble hearth and back plate with live in flame gas fire. Radiator. Original parquet flooring.

KITCHEN (17' 0" x 8' 11") or (5.19m x 2.71m)

Artex ceiling. Inset ceiling lights. Fully tiled walls. Two PVCu double glazed window to rear of property. Double radiator. The kitchen is fitted with a range of white wall and base units. Complementary work surfaces. One and half bowl stainless steel sink unit. Fridge and cooker to remain. Ample space for table and chairs. Under stairs storage/pantry. Floor tiles. Frosted double glazed PVCu door leading to rear garden.

LANDING

Papered ceiling. Access into attic with pull down ladder. Papered walls. Stained glass PVCu double glazed window to the side of property, making a beautiful feature. Solid wood flooring. All doors leading off are oak and fully glazed.

FAMILY BATHROOM (7' 9" x 6' 2") or (2.37m x 1.89m)

Respatex panelled ceiling and walls. PVCu frosted double glazed window to rear of the property. Double radiator. Three piece suite in white comprising low level W.C., pedestal wash hand basin and panelled bath with overhead electric shower. Door to airing cupboard housing water tank. Solid wood flooring.



BEDROOM 1 (17' 3" x 9' 7") or (5.27m x 2.92m)

*Measurements include the fitted wardrobes.

Papered ceiling. Coving. Papered walls. PVCu double glazed window set within bay to the front of the property. A range of five smoked glass sliding doors wardrobes. Solid wood flooring.

BEDROOM 2 (14' 1" x 10' 7") or (4.30m x 3.22m)

*Measurements including units.

Papered ceiling. Part papered part emulsioned walls with picture rail. PVCu double glazed window set within bay to the rear of property. Fitted five door wardrobes. Dressing table area with cupboards above. Radiator. Solid wood flooring.

BEDROOM 3 (8' 11" x 7' 11") or (2.71m x 2.41m)

Papered ceiling. Papered walls. PVCu double glazed window set within box bay to the front of the property. Radiator. Fitted three door wardrobe. Bedside cabinet. Solid wood flooring.

FRONT GARDEN

Enclosed and bounded by wall. Double wrought iron gates to driveway leading to garage. Stone gravel. Foot path to front door.

Garage accessed via traditional up and over doors. Power installed. Stone gravel. Foot path to front door.


REAR GARDEN

Enclosed and bounded by wall. Lawn areas. Stone gravel areas, flowers and shrubs borders. Large patio area ideal for garden furniture. Outbuildings include W.C., with fully tiled walls and PVCu double glazed window. Utility room with carpet tiles, PVCu double glazed window, plumbing for automatic washing machine, which is to remain along with tumble drier and fridge/freezer. Wall and base unit. Plumbing for automatic washing machine. Belfast sink. Separate storage unit, PVCu frosted double glazed window. Outside tap.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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