

Payton  
Jewell  
Caines



Silver Avenue, Port Talbot, Neath Port  
Talbot. SA12 7RY

£160,000





# Silver Avenue, Port Talbot, Neath Port Talbot. SA12 7RY

Well present three bedroom semi-detached house in need of some modernisation located within walking distance to Aberavon Beach. This property is close to schools Ysgol Gynradd Gymraeg Rhosafan, Ysgol Gymraeg Bro Dur, Ysgol Bae Baglan, local shops and has good transport links. Ideal purchase for a FIRST TIME BUYER or INVESTOR.

£160,000 - Freehold

- Three bedroom semi-detached house
- Lounge/diner
- Fitted kitchen
- Breakfast/utility room
- Enclosed gardens with parking and storage/garage
- Council tax B/EPC





## DESCRIPTION

We are pleased to offer to the market this well presented three bedroom semi-detached house situated in the Sandfields area and located within walking distance to the Aberavon Beach front. Close to local shops, schools, local amenities and transport link to Port Talbot town centre. Early viewing is highly recommended.

Accommodation briefly consists of hallway, lounge/diner, kitchen, breakfast/utility room, three bedrooms and family bathroom.

Externally there is a generous sized front garden offering ample off road parking and rear garden with single storage/garage.

## ENTRANCE

Accessed via PVCu decorative double glazed front door leading into:

## HALLWAY

Papered ceiling and coved. Papered walls. Radiator. Fitted carpet. Staircase to first floor accommodation. Understair storage. PVCu double glazed window to front of property. Multi glazed door into:

## KITCHEN (9' 5" x 7' 11") or (2.87m x 2.41m)

Papered and coved ceiling. Papered walls. Room is fitted with a range of wall and base units with complementary worktops. Tiles to splashback areas. Gas cooker point. Single drainer sink unit and mixertap. Radiator. Integral fridge. Vinyl floor covering. Multi glazed door into lounge. PVCu part panelled part frosted double glazed door and window leading into:

## EXTENSION BREAKFAST ROOM (9' 3" x 8' 11") or (2.82m x 2.72m)

Papered and coved ceiling. Half papered and half respatex walls. Vinyl floor covering. Two PVCu double glazed windows and part panelled part frosted double glazed door to rear garden. Plumbing in place for washing machine and space for other appliances. Glass wall mounted cabinet and double base unit.

## LOUNGE/DINER (23' 0" x 14' 3") or (7.0m x 4.34m)

Papered and coved ceiling. Papered walls. Two radiators. Fitted carpet. Focal point to the room is the wooden fire surrounds with marble hearth and backplate and onset gas fire. PVCu double glazed window to front of the property with venetian blinds. PVCu double glazed french doors with matching side screens to rear garden.

## LANDING

Papered and coved ceilings. Loft access hatch. Papered walls. Fitted carpet. PVCu double glazed window to front of property and venetian blinds. Airing cupboard housing the hot water tank and shelving.

## FAMILY BATHROOM (5' 9" x 5' 6") or (1.74m x 1.67m)

Artexed and coved ceiling. Half artexed and half tiled walls. Radiator. Vinyl floor covering. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin, panelled bath with overhead electric shower and shower screen. PVCu frosted double glazed window to rear of property.



## **BEDROOM 1 (10' 8" x 10' 3") or (3.26m x 3.12m)**

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Fitted four door wardrobe. PVCu double glazed window to front of property and venetian blind.

## **BEDROOM 2 (11' 10" x 8' 2") or (3.60m x 2.49m)**

\*2.49m excludes the door recess area.

Papered and coved ceiling. Papered walls. Radiator. Fitted two double door wardrobe, bedside cabinet and bridging units over bed. PVCu double glazed window to rear of property.

## **BEDROOM 3 (9' 7" x 8' 0") or (2.92m x 2.45m)**

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Wall mounted Worcester boiler. Wardrobes to remain. PVCu double glazed window to rear of property and roller blind.

## **OUTSIDE**

The front is generous in size and enclosed and bounded by wall and hedgerow. Double wrought iron gates giving access to ample parking for several vehicles. Laid to lawn area with shrub borders. Footpath leading to front door.

The rear is enclosed and bounded by wall. Laid to lawn with flower and shrub borders. Astro turf patio area. Paved patio area. Outside electrics. Footpath leading to single garage and storage unit with courtesy door to rear compound. Wooden side gate with footpath leading to side of property and frontage.

## **GARAGE**

Garage doors have been bordered up and is used for storage. Pitched roof. Power installed.

## **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](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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