

Payton
Jewell
Caines



Pendarvis Terrace, Port Talbot, Neath Port
Talbot. SA12 6AX

£150,000



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We are pleased to offer this immaculate THREE BEDROOM END OF TERRACE property which is situated in the popular residential area of Aberavon. Within walking distance to local schools, shops and amenities. Has good transport links to M4 corridor. Early viewing comes highly recommended. NO ONGOING CHAIN.

£150,000

- Three bedroom end of terrace house
- Refurbished kitchen
- Downstairs cloakroom
- Large family bathroom
- No ongoing chain
- Council tax band B/ EPC E



DESCRIPTION

We are pleased to offer this immaculate three bedroom end of terrace property which is situated in the popular residential area of Aberavon. Within walking distance to local schools, shops and amenities. Has good transport links to M4 corridor. Early viewing comes highly recommended.

The property briefly consist of vestibule, entrance hall, lounge and dining room, kitchen, inner passage and downstairs cloakroom. To the first floor three bedrooms and family bathroom. An attic room. To the outside rear garden with garage.

VESTIBULE

Access via part panelled part frosted decorative PVCu door. Artex ceiling. Coving. Papered walls. Laminate flooring. Oak part glazed and panelled door leading into:

ENTRANCE HALL

Artex ceiling. Coving. Emulsioned walls. Staircase leading to the first floor with glass balustrade. Understairs storage cupboard. Radiator. Laminate flooring. Door leading to:

LOUNGE / DINING ROOM (22' 0" max x 11' 11" max) or (6.71m max x 3.64m max)

Artexed ceiling. Coving. Emulsioned walls with one featured papered wall. PVCu double glazed window to the front of property. PVCu double glazed french doors to rear of property. Two radiators and covers. Laminate flooring.

KITCHEN (12' 2" x 10' 1") or (3.72m x 3.08m)

Skimmed ceiling. Coving. Part papered part tiled walls. Light fitting to remain over feature island. PVCu double glazed window to side of the property. Refurbished kitchen in cream high gloss wall and base units with complementary solid oak work surfaces. Under counter fridge and freezer to remain. One and half bowl sink with mixer tap. Wine cooler. Plumbing for dishwasher. Space for larger than average cooker. Radiator. Laminate flooring. Door into:

INNER PASSAGE

Artex ceiling. Coving. Part emulsioned part wood panelled walls. PVCu double glaze window and frosted PVCu double glazed door leading out to the rear garden. Wall and base cupboards. Space for fridge/freezer. Tiled flooring. Door into:

DOWNSTAIRS CLOAKROOM (8' 11" x 4' 11") or (2.71m x 1.50m)

Artex ceiling. Coving. Access into attic. Extractor fan. Fully tiled walls. PVCu frosted double glazed window rear of the property. Two piece suite comprising low level w.c. and pedestal wash hand basin. Plumbing for automatic washing machine. Space for tumble dryer. Wall units with worktop. Heated towel rail. Tiled flooring.

FIRST FLOOR LANDING

Artex ceiling. Coving. Emulsioned walls. Staircase leading to occasional attic room. Generous sized storage cupboard. Fitted carpet. All Oak doors leading off.



FAMILY BATHROOM (10' 10" x 10' 1") or (3.30m x 3.07m)

PVC panelling to ceiling. Access into attic. Respatex walls. PVCu frosted double glazed window to side of the property. Four piece suite comprising low level w.c., pedestal wash hand basin, cubicle shower with mains fed shower overhead rain fall and hand held and free-standing roll top bath with mixer shower taps. Built-in storage. Heated towel rail. Laminate tile effect flooring.

BEDROOM 1 (12' 9" x 9' 3") or (3.88m x 2.81m)

Artex ceiling. Coving. Papered walls with one feature papered wall. PVCu double glazed window to the front of the property. Built-in four sliding door wardrobes. Radiator. Fitted carpet.

BEDROOM 2 (10' 5" x 9' 0") or (3.18m x 2.74m)

Artex ceiling. Coving. Papered walls. PVCu double glazed tilt and turn window to the rear of the property. Built-in mirrored sliding door wardrobes. Radiator. Laminate flooring.

BEDROOM 3 (9' 7" x 7' 3") or (2.91m x 2.20m)

Artex ceiling. Coving. Papered walls. PVCu double glazed window to the front of the property. Fitted two door mirrored wardrobe. Radiator. Laminate flooring.

OCCASIONAL ATTIC ROOM (17' 6" x 9' 7") or (5.33m x 2.92m)

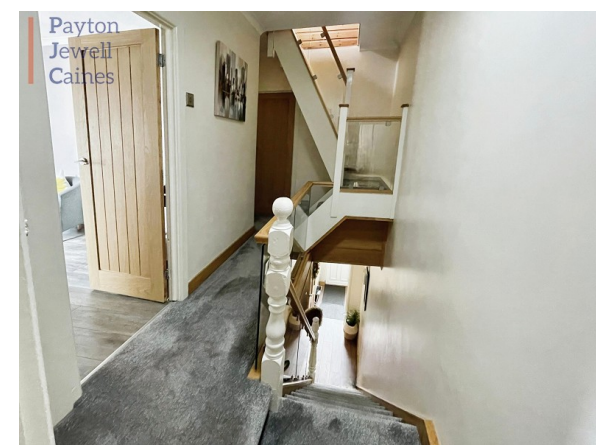
Sloping ceiling with inset ceiling lights. Emulsioned walls. Two Velux windows to the rear. Built-in storage to the eaves. Laminate flooring.

OUTSIDE

Rear garden is enclosed and bounded by wall. Low maintenance with paved areas. Gate leading from garden to side road with ample parking. Large patio areas with block paver and with PVCu door and window leading to single garage. Power and water installed in garage and electric door.


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		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(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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