

Payton
Jewell
Caines



35

Gwendoline Street, Port Talbot, Neath Port
Talbot. SA12 6ED

£87,500

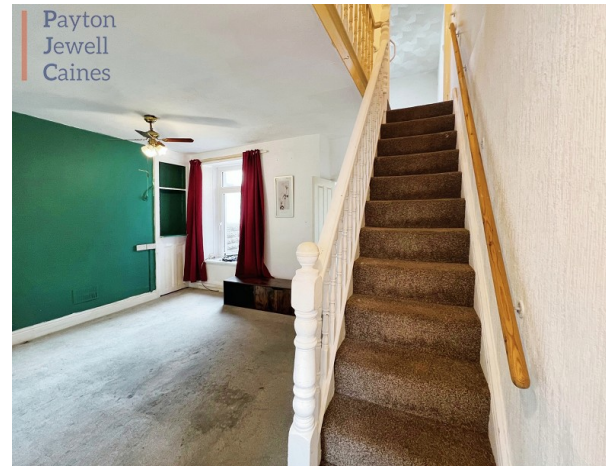
 PAYTON
JEWELL
CAINES

Gwendoline Street, Port Talbot, Neath Port Talbot. SA12 6ED

Welcoming to the market this three bedroom mid terraced traditional build house that would be the ideal FIRST FAMILY HOME. Property is located in the heart of Aberavon, within walking distance to Aberavon town centre, schools and transport links. Early viewing is highly recommended to appreciate this family home.

£87,500 - Freehold

- Three bedroom mid terraced house
- Two reception rooms
- Downstairs Wet room
- Enclosed rear garden
- No ongoing chain
- Council tax band B/EPC



DESCRIPTION

Welcoming to the market this three bedroom mid terraced traditional build house that would be the ideal FIRST FAMILY HOME. Property is located in the heart of Aberavon, within walking distance to Aberavon town centre, schools and transport links. Early viewing is highly recommended to appreciate this family home.

Accommodation briefly consist of vestibule, hallway, two reception rooms, kitchen and wet room. To the first floor three bedrooms. To the outside rear enclosed garden.

VESTIBULE

Access via PVCu frosted double glazed door. Skimmed ceiling. Papered walls. Dado rail. Fitted carpet. Multi glazed wooden door leading:

HALLWAY

Skimmed ceiling. Papered walls. Radiator. Staircase leading to first floor. Fitted carpet.

RECEPTION 1 (12' 4" x 12' 2") or (3.77m x 3.70m)

Artex ceiling. Papered walls. Rear facing PVCu double glazed window. Radiator. Shelving and cupboards in alcoves. Fitted carpet. Door leading to:

RECEPTION 2 (11' 7" x 9' 7") or (3.53m x 2.91m)

Papered ceiling. Papered walls. Picture rail. Front facing PVCu double glazed window. Wooden mantle and fire surround with decorative fire place. Fitted carpet.

KITCHEN (12' 0" x 8' 11") or (3.66m x 2.72m)

Textured ceiling. Papered walls. Picture rail. Two side facing PVCu double glazed windows with one frosted. Room is fitted with a range of wall and base unit with worktops. Stainless steel sink and drainer. Space for appliances. Space for upright for fridge freezer. Storage cupboard under the stairs. Shelving to alcove. Tiled flooring. Opening into:

REAR PASSAGE

Textured ceiling. Papered walls. Tiled flooring. PVCu frosted double glazed door leading to rear garden. Door leading to:

DOWNSTAIRS WET ROOM (8' 6" x 6' 6") or (2.58m x 1.97m)

Respatex ceiling. Respatex walls. Extractor fan. Rear facing PVCu frosted double glazed window. Room is fitted with low level W.C., pedestal wash hand basin and electric wall mounted shower with shower curtain and half height shower screen. Radiator. Cupboard housing combi boiler. Non slip flooring.

LANDING

Papered ceiling. Loft access hatch. Papered walls. Fitted carpet. All doors leading off.

BEDROOM 1 (15' 10" x 9' 9") or (4.83m x 2.97m)

Skimmed ceiling. Papered walls. Two front facing PVCu double glazed windows. Feature fire place. Fitted carpet.



BEDROOM 2 (12' 4" x 8' 11") or (3.75m x 2.71m)

Texture ceiling. Papered walls. Side facing PVCu double glazed window. (inside wooden frame) Radiator. Feature fireplace. Fitted carpet.

BEDROOM 3 (10' 11" x 9' 1") or (3.33m x 2.76m)

Skimmed ceiling. Papered walls. Rear facing PVCu double glazed window. (frames inside are wooden) Feature fire place. Fitted carpet.

OUTSIDE


The rear is bounded on three sides by wall. Low maintenance garden laid mainly to patio slabs. Ramp leading to a paved sun terrace. Raised flower beds planted with shrubs. Wooden gate leading to rear lane.

NOTES

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		84
(69-80) C		
(55-68) D	65	
(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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