

Payton
Jewell
Caines



Vaughan Close, Port Talbot, Neath Port
Talbot. SA12 6HD

£135,000

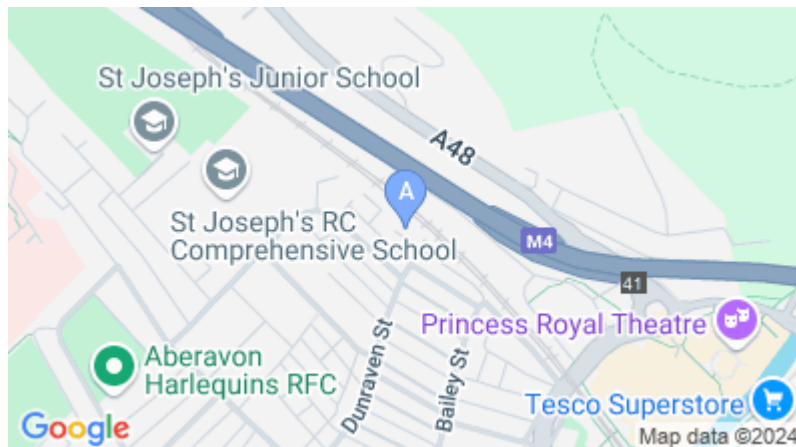
PJC PAYTON
JEWELL
CAINES

Vaughan Close, Port Talbot, Neath Port Talbot. SA12 6HD

Three bedroom semi detached house comprising entrance hall, open plan lounge/diner, kitchen, conservatory and downstairs shower room. To the first floor three bedrooms and family bathroom. Enclosed rear garden on a corner plot, single garage with off road parking. Requires some modernisation. Ideal family purchase.

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- Three bedroom semi detached house
- Lovely corner plot with rear access
- Down stair shower room
- Detached single garage.
- No ongoing chain
- Council tax band B/EPC



DESCRIPTION

Three bedroom semi detached house comprising entrance hall, open plan lounge/diner, kitchen, conservatory and downstairs shower room. To the first floor three bedrooms and family bathroom. Enclosed rear garden on a corner plot, single garage with off road parking. Requires some modernisation. Ideal family purchase.

Key features:

Freehold. Conveniently positioned for walking into Port Talbot town centre. Good sized conservatory to the side. Detached single garage with rear lane access and driveway. Gas fired combination boiler. Requires some modernisation. Sold with no ongoing purchase.

HALL

Access via PVCu stain glass front door with side frosted glazed panels. Papered and coved ceiling. Papered walls. Radiator with radiator cover. Under stairs small cupboard housing electric meters. Wooden flooring.

RECEPTION 2 (10' 4" x 11' 6") or (3.15m x 3.50m)

Overlooking the front via PVCu double glazed window. Papered and coved ceiling. Papered walls. Laminate floor. Open archway into:

RECEPTION 1 (13' 1" x 9' 2") or (4.00m x 2.80m)

Over looking the rear via PVCu double glazed french doors with side glazed panels. Papered and coved ceiling. Papered walls with one feature papered chimney breast wall. Focal feature fire place which is a coal effect gas live in flame with a sandstone hearth and mantle. Laminate floor.

KITCHEN (16' 9" x 7' 10") or (5.10m x 2.40m)

Benefiting from dual aspect natural light via PVCu double glazed window overlooking the rear. PVCu double glazed panel looking into the conservatory. PVCu frosted glazed window to the side. Kitchen is a range of low level and wall mounted units in high gloss cream. Complementary roll top work surfaces. Tiles to splash back. One and half basin sink with mixer tap and drainer. Integrated double oven. Four ring gas hob over head extractor hood. Integrated fridge and freezer. Glazed internal door leading to conservatory.

CONSERVATORY (12' 4" x 9' 0") or (3.75m x 2.75m)

Three aspects of PVCu double glazing with a PVCu sill. Glazed apex ceiling. Papered walls. Ceramic tiled floor. PVCu double glazed french doors leading to rear garden.

SHOWER ROOM

PVCu frosted glazed window to the side. Tongue and groove ceiling. Three piece suite in white comprising low level w.c., wash hand basin with storage below and a shower with fully glazed sliding doors housing a shower with a grab rail. Wall mounted heated towel rail. Full height ceramic wall and floor tiles. Wall mounted extractor.

LANDING

Via stairs with fitted carpet and wooden balustrade. Access to loft storage. Papered and coved ceiling. Papered walls. Fitted carpet.



FAMILY BATHROOM

PVCu frosted glazed window to the front. PVCu tongue and groove ceiling. PVCu cladding to the walls. Four piece suite with w.c., wash hand basin with vanity shelf and storage shed below, bath with mixer tap and shower attachment. Separate shower cubicle with a glazed door housing wall mounted electric shower. Wall mounted heated towel rail. Ceramic tiled flooring.

BEDROOM 1 (12' 10" x 12' 2") or (3.90m x 3.70m)

Over looking the front via PVCu double glazed window. Papered and coved ceiling. Papered walls. Floor to ceiling fitted wardrobes with mirrored sliding doors. Fitted storage cupboard. Fitted carpet.

BEDROOM 2 (11' 2" x 8' 10") or (3.40m x 2.70m)

Over looking the rear via PVCu double glazed window. Papered ceiling. Papered walls. Floor to ceiling fitted wardrobe with sliding doors and one central mirrored door. Corner storage cupboard housing wall mounted gas combi boiler. Fitted carpet.

BEDROOM 3 (9' 0" x 8' 10") or (2.75m x 2.70m)

Over looking the rear via PVCu double glazed window. Papered and coved ceiling. Papered walls. Fitted carpet.

OUTSIDE

Driveway parking to the front access via double gates.


Enclosed front garden laid to patio.

Good sized enclosed rear garden laid to patio with raised beds. Storage shed. Detached single garage with traditional up and over door. Rear lane access.



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	69	80
(55-68) D		
(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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