

Payton
Jewell
Caines



High Street, Abergwynfi, Port Talbot, Neath
Port Talbot. SA13 3YW

£80,000

PJC PAYTON
JEWELL
CAINES

High Street, Abergwynfi, Port Talbot, Neath Port Talbot. SA13 3YW

We are please to present to the market this three bedroom semi detached house with accommodation set over THREE FLOORS in a SEMI RURAL LOCATION. Ideal for families or INVESTMENT property within close proximity to the MOUNTAIN BIKING CENTRE. Property is in need of updating. No ongoing chain.

£80,000

- Three bedroom semi detached house
- Beautiful views
- Attic room
- Ideal investment property
- No ongoing chain



DESCRIPTION

We are please to present to the market this three bedroom semi detached house with accommodation set over THREE FLOORS in a SEMI RURAL LOCATION. Ideal for families or INVESTMENT property within close proximity to the MOUNTAIN BIKING CENTRE. No ongoing chain.

ENTRANCE

Accessed via dark wood effect PVCu front door leading into:

FIRST FLOOR HALLWAY

Artexed ceiling. Papered walls. Dado rail. Radiator. Laminate flooring. Staircase leading to lower ground floor. Door into:

LIVING ROOM (22' 10" x 10' 9") or (6.95m x 3.28m)

Artexed and coved ceiling. Papered walls. Two PVCu double glazed windows one to front and one to the rear. Two radiators. Wooden fire surround with gas fire. Laminate flooring. Door into:

FIRST FLOOR LANDING

Rear facing PVCu double glazed window. Staircase down to ground floor accommodation.

GROUND FLOOR KITCHEN (14' 0" x 13' 4") or (4.27m x 4.07m)

Artexed ceiling. Skimmed walls. Kitchen is fitted with wall and base units. Tiles to splash back areas. Radiator. Free standing cooker and washing machine to remain. Rear facing PVCu double glazed window. PVCu door to rear garden. Vinyl floor covering. Under stairs storage. Door into:

GROUND FLOOR HALLWAY

Front facing PVCu double glazed window. Door into w.c. with cupboard housing Worcester combination boiler and radiator. Door into:

GROUND FLOOR SHOWER ROOM

Skimmed ceiling. Respatex walls. Room is fitted with a three piece suite comprising walk-in shower, w.c. wash hand basin. Vinyl floor covering.

SECOND FLOOR LANDING

Accessed via staircase with fitted carpet. Rear facing PVCu double glazed window. Radiator. Staircase leading to attic room. Doors leading off.

BEDROOM 1 (12' 5" x 8' 5") or (3.78m x 2.57m)

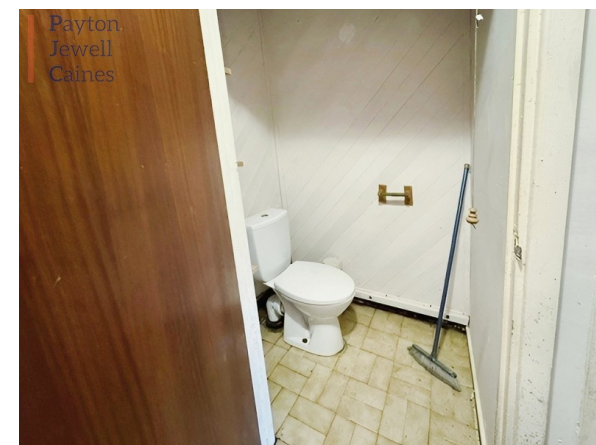
Artexed ceiling. Papered walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 2 (9' 7" x 7' 11") or (2.93m x 2.41m)

Artexed and coved ceiling. Part Emulsioned part papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (9' 6" x 6' 5") or (2.89m x 1.96m)

Artexed and coved ceiling. Front facing PVCu double glazed window. Radiator. Fitted carpet.



ATTIC ROOM

Access via staircase from landing. Attic room is in need for renovation.

OUTSIDE


To the rear the garden there is a detached garage with rear lane access.

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		86
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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