

Payton
Jewell
Caines



Angel Street, Port Talbot, Neath Port
Talbot. SA12 6UF

£125,000



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We are pleased to present to the market this three bedroom terraced house situated in the heart of Aberavon, within walking distance to local schools, Aberavon shopping centre and transport links. Ideal family home.

£125,000

- Three bedroom terraced house
- Large reception room
- Downstairs bathroom
- Low maintenance garden
- Ideal family home



DESCRIPTION

We are pleased to present to the market this three bedroom terraced house situated in the heart of Aberavon, within walking distance to local schools, Aberavon shopping centre and transport links.

Accommodation consist of hall, reception room, kitchen/diner and bathroom. To the first floor three bedrooms. To the outside rear enclosed garden.

HALLWAY

Access via wood effect PVCu front door. Artexed ceiling. Emulsioned walls. Radiator. Stairs to first floor. Laminate floor. Door into:

RECEPTION (20' 10" x 11' 8") or (6.35m x 3.55m)

Artexed ceiling. Part emulsioned part papered walls. Front facing PVCu double glazed window. Two radiators. To the alcoves storage cupboards. Laminate flooring. Door into:

KITCHEN/DINER (14' 8" x 11' 5") or (4.46m x 3.49m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Kitchen is fitted with a range of white wall and base units with complementary work surfaces. Tiles to splash back areas. Space for freestanding cooker. Space for washing machine. Stainless steel sink and drainer. Space for upright fridge freezer. Ample for space for dining furniture. Radiator. Wall mounted boiler. Under stair storage cupboard. Tiled flooring. Frosted part glazed PVCu back door leading to rear garden. Door into:

BATHROOM (7' 0" x 6' 2") or (2.13m x 1.89m)

Skimmed ceiling. Part emulsioned part tiled walls. Rear facing frosted PVCu double glazed window. Room is fitted with three piece suite comprising low level w.c., wash hand basin set within a vanity unit and panelled bath with mains fed shower. Tiled flooring.

LANDING

Textured ceiling. Loft access hatch. Emulsioned walls. Rear facing frosted PVCu double glazed window. Wood effect laminate flooring. All doors leading off.

BEDROOM 1 (11' 7" x 8' 4") or (3.52m x 2.53m)

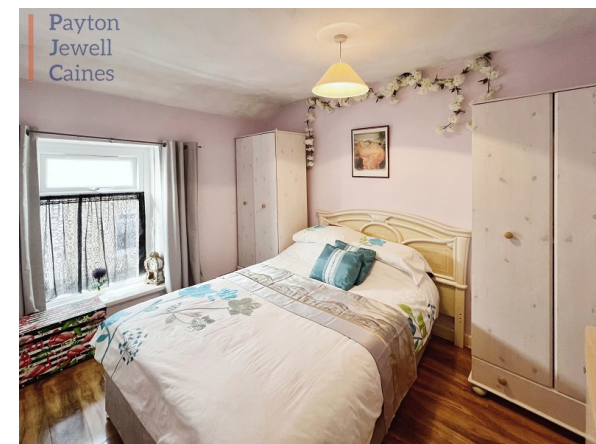
Textured ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Wood effect laminate flooring.

BEDROOM 2 (9' 3" x 9' 1") or (2.81m x 2.78m)

Textured ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Wood effect laminate flooring.

BEDROOM 3 (8' 3" x 6' 11") or (2.52m x 2.10m)

Textured ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Wood effect laminate flooring.



OUTSIDE

The rear of the garden is bounded on three sides by wall. Laid mainly to patio slabs. Large outbuilding with door and PVCu window. Raised flower beds planted with trees and plants. Steps leading to paved sun terraced. Flower beds planted with trees and flowers. Metal gate giving access 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

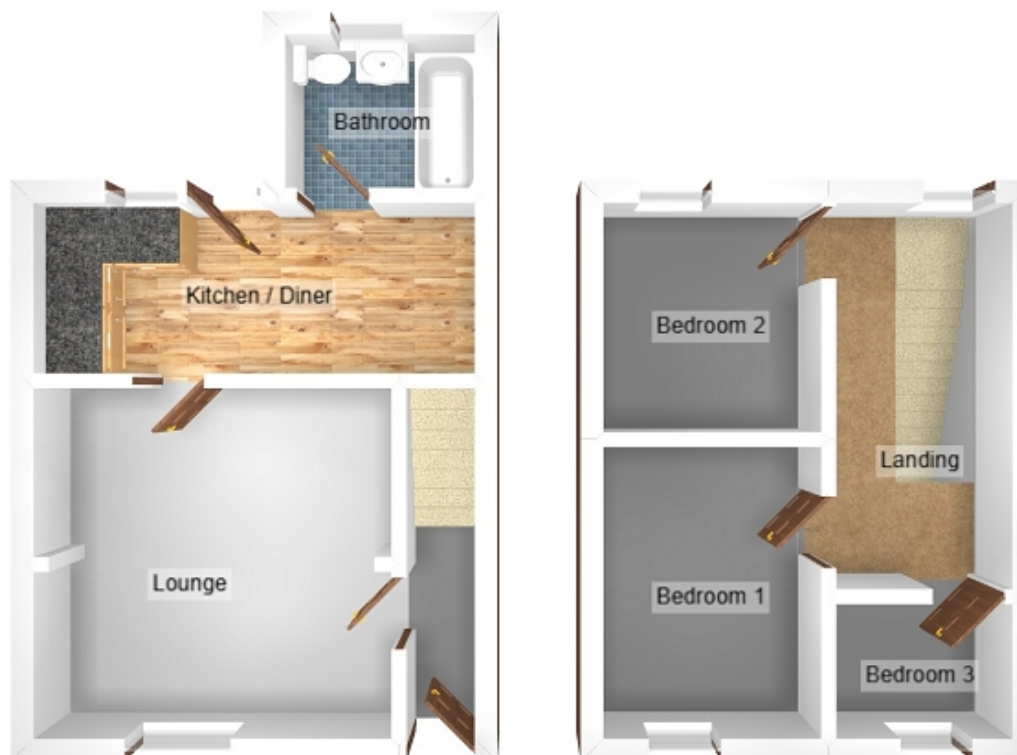


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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.



www.pjchomes.co.uk

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