

Payton
Jewell
Caines



Southdown Road, Port Talbot, Neath Port
Talbot. SA12 7HT

£149,950

PJC PAYTON
JEWELL
CAINES

Southdown Road, Port Talbot, Neath Port Talbot. SA12 7HT

We are pleased to present to the market this NON TRADITIONAL three bedroom semi detached house situated in the popular area of Sandfields, walking distance to Aberavon sea front, shops, amenities and transport links. Ideal for first time buyers.

£149,950

- Three bedroom semi detached
- Two reception rooms
- Downstairs W.C.
- Family bathroom / Off road parking
- NON-TRADITIONAL CONSTRUCTION
- Council tax band B/EPC C



DESCRIPTION

We are pleased to present to the market this NON TRADITIONAL three bedroom semi detached house situated in the popular area of Sandfields, walking distance to Aberavon sea front, shops, amenities and transport links. Ideal for first time buyers.

Key features:

Three bedroom semi detached house.

Downstairs W.C.

Two reception rooms.

Off road parking.

NON-TRADITIONAL CONSTRUCTION

ENTRANCE HALL

Access via PVCu frosted glass panel door. Skimmed ceiling. Coving. Emulsioned walls. Radiator. Stair case to first floor. Laminate flooring. Doors leading off.

RECEPTION 1 (10' 3" x 10' 2") or (3.13m x 3.09m)

Skimmed ceiling. Coving. Emulsioned walls with feature papered wall. PVCu double glazed window to the front of property. Radiator. Laminate flooring.

RECEPTION 2 (13' 5" x 8' 9") or (4.08m x 2.66m)

Papered ceiling. Coving. Emulsioned with one feature papered wall. PVCu double glazed french doors to the rear. Radiator. Laminate flooring. Door into:

KITCHEN (10' 5" x 7' 9") or (3.17m x 2.36m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to the side. Radiator. Kitchen comprises a range of wall and base units with laminated work surfaces. Inset stainless steel sink and drainer with mixer tap. Space for fridge/freezer. Four ring gas hob with integrated electric oven and over head extractor hood. Space and plumbing for washing machine. Radiator. Vinyl flooring.

INNER HALLWAY

Stippled ceiling. Floor to ceiling tongue and groove wood cladding to walls. PVCu frosted double glazed window to the side. Radiator. Under stair storage cupboard. PVCu frosted glazed door. Vinyl flooring.

DOWNSTAIRS W.C.

Skimmed ceiling. Artexed walls. PVCu frosted double glazed window to the side. Radiator. Low level W.C. Vinyl flooring.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Fitted cupboard housing combi boiler. Fitted carpet.

BEDROOM 1 (13' 3" x 9' 0") or (4.03m x 2.75m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to the front. Radiator. Over stairs storage cupboard. Built in wardrobes. Fitted carpet.



BEDROOM 2 (12' 7" x 8' 11") or (3.84m x 2.72m)

Skimmed ceiling. Emulsioned walls. PVCu double glazed window to the rear. Radiator. Fitted carpet.

BEDROOM 3 (8' 7" x 8' 1") or (2.61m x 2.47m)

Skimmed ceiling. Coving. Emulsioned walls. PVCu double glazed window to the rear. Radiator. Fitted carpet.

FAMILY BATHROOM (8' 6" x 4' 7") or (2.58m x 1.40m)

Respatex panelling. Inset spotlights. Floor to ceiling ceramic tiles to the walls. PVCu frosted double glazed window to the front. Room is fitted with a three piece suite comprising low level w.c., wash hand basin set within vanity and panelled bath. Wall mounted heated towel rail. Vinyl flooring.

OUTSIDE

The rear garden is enclosed by high level walls, mainly laid to lawn with pathway. Outbuilding storage/w.c. Access around the side to the front. The front garden is enclosed by low level walls and laid to patio with mature shrubs to borders. Double gates for access to off road parking.


NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

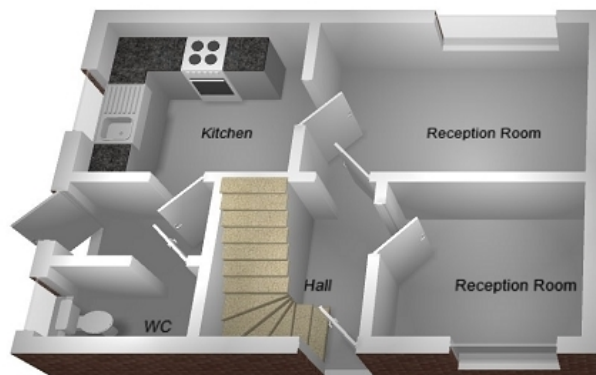


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(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.



For illustrative purposes only.
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.
All measurements are approximate and not to scale.

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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