



Alfred Street, Port Talbot, Neath Port
Talbot. SA12 6UL

Offers In Excess Of
£182,000

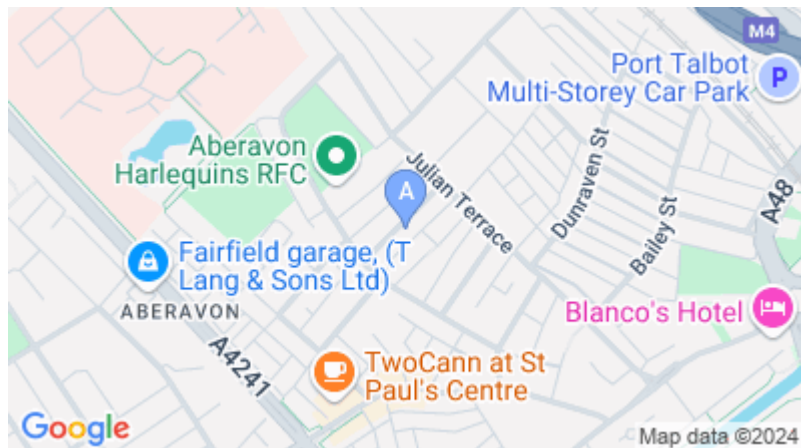


Alfred Street, Port Talbot, Neath Port Talbot. SA12 6UL

We are pleased to welcome to the market this beautifully presented three bedroom semi-detached 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.

Offers In Excess Of £182,000 - Freehold

- Three bedroom semi-detached house
- Lounge/diner
- Large conservatory
- Downstairs shower room
- Off road parking/garage
- Council Tax B /EPC



DESCRIPTION

We are pleased to welcome to the market this beautifully presented three bedroom semi-detached 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 consists of hallway, lounge/diner, large conservatory, kitchen, downstairs shower room, three bedrooms and family bathroom.

Externally there are enclosed front and rear gardens with off road parking and garage to the rear.

ENTRANCE

Accessed via part glazed composite front door leading into:

HALLWAY

Textured ceiling. Papered walls. Radiator. Wood effect laminate flooring. Staircase to first floor accommodation. Door into:

LOUNGE/DINER (20' 0" x 11' 5") or (6.09m x 3.49m)

Skimmed ceiling. Coved. Part emulsioned part papered walls. Front facing PVCu double glazed window. Two radiators. Wood effect laminate flooring. Focal point to the room is the tiled hearth with wooden mantle and freestanding log burner. Ample space for dining furniture. Built in storage cupboard. Doors leading off.

KITCHEN (12' 3" x 10' 10") or (3.73m x 3.30m)

Skimmed ceiling. Coved. Spotlights. Part emulsioned part tiled walls. Two PVCu double glazed windows one to rear and one to side. PVCu double glazed door leading to garden. Tiled flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. One and a half sink and drainer with hot and cold mixer tap. Built in five ring gas hob with stainless steel extractor hood above. Built in high level oven and grill. Space for freestanding fridge/freezer. Integrated dishwasher. Door into:

INNER PASSAGE

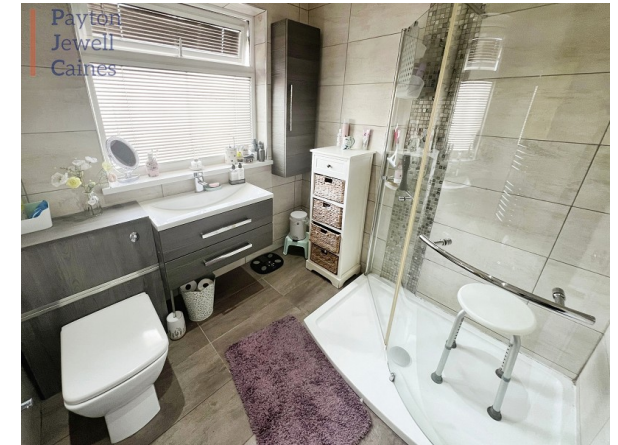
Stippled ceiling and coved. Emulsioned walls. Tiled flooring. Door into storage cupboard with shelving and space for tumble dryer.

DOWNSTAIRS SHOWER ROOM (7' 4" x 6' 10") or (2.24m x 2.09m)

PVCu clad ceiling. Spotlights. Tiled walls. Rear facing frosted PVCu double glazed window. Wall mounted chrome heated towel rail. Tiled flooring. Room is fitted with a three piece suite comprising w.c. wash hand basin set within vanity unit with hot and cold mixertap, walk-in shower with mains fed chrome shower attachment and rainfall shower head, white shower tray and glass shower door.

CONSERVATORY (16' 9" x 12' 0") or (5.11m x 3.66m)

Lantern roof. Wrap around PVCu units. Part emulsioned walls. Radiator. Wood effect laminate flooring. PVCu double glazed french doors leading to garden.



LANDING

Stippled ceiling. Loft access hatch. Papered walls. Side facing PVCu double glazed window. Fitted carpet. Doors leading off.

FAMILY BATHROOM (8' 4" x 5' 6") or (2.53m x 1.68m)

Skimmed ceiling. Respatex walls. Wall mounted chrome heated towel rail. Vinyl floor covering. Room is fitted with a three piece suite comprising low level w.c. wash hand basin set within a vanity unit, panelled bath with a mains fed chrome shower attachment and rainfall shower head. Extractor fan.

BEDROOM 1 (11' 6" x 11' 4") or (3.50m x 3.45m)

Stippled ceiling. Coved. Papered walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Built in storage cupboard. Fitted wardrobes with bridging units over the bed.

BEDROOM 2 (14' 6" x 7' 3") or (4.41m x 2.20m)

Skimmed ceiling. Coved. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Laminate flooring. Built in storage cupboard housing the combination boiler.

BEDROOM 3 (10' 10" x 7' 5") or (3.31m x 2.26m)

Stippled ceiling. Coved. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

OUTSIDE


The front is bounded on two sides by wall and one side metal fence. Pedestrian gate giving access to the footpath leading to front door. Mainly laid to lawn and planted with flowers and shrubs. Gate leading to driveway for off road parking. Side gate giving access to the rear garden.

To the rear the garden is bounded on two sides by wall and part wood fencing. Large decked area suitable for garden furniture. Side gate giving access to the front. Step down from the decking to lawned area with stepping stones leading to summer house. Garden is planted with an abundance of flowers, trees and shrubs. Paved area with chipping's. Path leading to a wooden storage shed. Single garage with sealed door currently used as a work shop. Wooden gate giving access to rear lane.

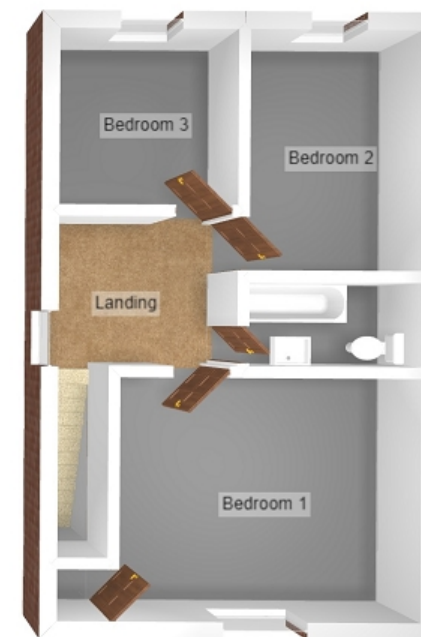


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(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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