

Payton
Jewell
Caines



New Street, Aberavon, Port Talbot, Neath
Port Talbot. SA12 6HG

£90,000

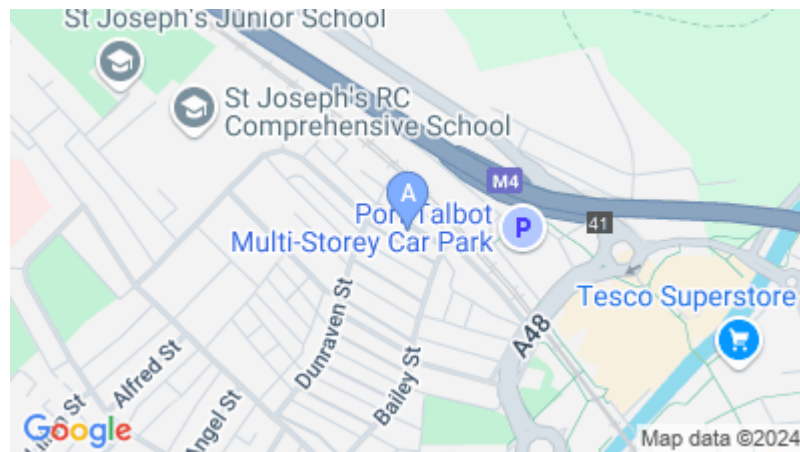
PJC PAYTON
JEWELL
CAINES

New Street, Aberavon, Port Talbot, Neath Port Talbot. SA12 6HG

Traditional three bedroom terraced house comprising entrance hall, through lounge/diner, kitchen/breakfast room, bathroom and three bedrooms, enclosed rear yard. Walking distance to Port Talbot town centre, sold with no ongoing chain.

£90,000

- Three bedroom mid terrace house
- Open plan lounge/diner
- Downstairs bathroom
- Easy walking distance of Port Talbot town centre
- Gas fired combination boiler
- Ideal first time/buy to let investment
- Sold with no onward chain



DESCRIPTION

Traditional three bedroom terraced house comprising entrance hall, through lounge/diner, kitchen/breakfast room, bathroom and three bedrooms, enclosed rear yard. Walking distance to Port Talbot town centre, sold with no ongoing chain.

Key features

Freehold.

Requires modernisation throughout.

Backs onto the main line train track.

Close walking distance to Port Talbot town centre.

Close to St Joseph's infant school.

Sold with no ongoing chain.

ENTRANCE HALL

Entrance via frosted glazed PVCu front door. Papered walls with half height featured dado rails. Vinyl floor. Stairs to first floor. PVCu frosted panel to the front.

OPEN PLAN LOUNGE/DINER (25' 3" x 12' 4") or (7.70m x 3.75m)

To the front PVCu double glazed box bay window. Coved ceiling. Papered walls with two feature papered walls and a half height featured dado rail. Vinyl floor. Fitted storage cupboard housing fuse box and electric meter. To the dining area PVCu double glazed window. Coved ceiling. Emulsioned and papered walls with half height featured dado rail. Vinyl floor.

KITCHEN/BREAKFAST ROOM (18' 1" x 6' 7") or (5.50m x 2.00m)

Coved ceiling. Papered and emulsioned walls. Vinyl floor. A range of low level and wall mounted painted kitchen units with a roll top work surfaces. Ceramic tiles to splash back. Inset sink. Integrated electric over with four ring gas hob. Plumbing for automatic washing machine. Space for fridge freezer. Door into:

REAR LOBBY

Part glazed PVCu frosted glazed door leading to rear garden. Door into:

BATHROOM

PVCu frosted glazed window to the side. PVCu clad ceiling and walls. Laminate floor. Three piece suite in white comprising W.C, wash hand basin with mixer tap and bath with over head electric shower and glass screen. Radiator.

LANDING

Via stairs with fitted carpet to each tread and wooden balustrade. Access to loft storage with pull down ladder.

BEDROOM 1 (18' 4" x 11' 2") or (5.60m x 3.40m)

Two PVCu double glazed windows to the front. Coved ceiling. Papered and emulsioned walls with a high level feature picture rail and a half height dado rail. Fitted carpet.



BEDROOM 2 (12' 6" x 9' 10") or (3.80m x 3.00m)

Overlooking rear garden via PVCu double glazed window. Coved ceiling. Papered and emulsioned walls. Fitted carpet. Wall to wall floor to ceiling fitted wardrobes. Wall mounted heated combi boiler.

BEDROOM 3 (9' 4" x 8' 2") or (2.85m x 2.50m)

Overlooking the rear via PVCu double glazed window. Coved ceiling. Emulsioned and papered walls with high level feature picture rail and half height dado rail. Fitted carpet.

OUTSIDE


Enclosed rear yard with rear lane gated 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		85
(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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