

Payton
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Caines



'Trefusis' Victoria Road, Port Talbot, Neath
Port Talbot. SA12 6QQ

£220,000

PJC PAYTON
JEWELL
CAINES

'Trefusis' Victoria Road, Port Talbot, Neath Port Talbot. SA12 6QQ

We are pleased to present for sale this Victorian end of terrace home situated within walking distance to Aberavon seafront, local schools and Vivian Park. This property offers larger than average family accommodation throughout which can only be fully appreciated when viewing internally.

£220,000

- 3 bedroom traditional Victorian property
- Larger than average accommodation
- 3 DOUBLE bedrooms
- Kitchen/diner. Downstairs WC
- Enclosed rear garden



DESCRIPTION

Well presented spacious Victorian end of terrace property situated a short walk away from Aberavon seafront. The property is also in close proximity to Vivian Park and Tywyn primary school. The property has 3 good size double bedrooms, three reception rooms, enclosed low maintenance rear garden. Great forever home and early viewing is highly recommended as these homes seldom come to the market.

Key Features

- Spacious house
- Downstairs WC
- 2 reception rooms
- Good size family kitchen / diner
- Low maintenance garden
- Walking distance to Aberavon beach front

ENTRANCE HALL

Enter via a upvc door, ceiling emulsion with light and coving. Walls emulsion, radiator with artificial turf flooring and door leading to reception room.

RECEPTION 1 (13' 7" max x 11' 1") or (4.15m max x 3.38m)

Located to the front of the property with Upvc bay window, emulsioned ceiling and walls with light and coving, skirting and radiator, High gloss tile floor leading through a squared arch to reception room 2.

RECEPTION 2 (18' 7" max x 12' 8" max) or (5.67m max x 3.86m max)

Ceiling skimmed and emulsion with light and coving, Walls skimmed and emulsion, radiator, continuation of the high gloss tile flooring and stairs to first floor. Feature chimney breast with alcove and feature recessed log burner with Brazilian slate hearth. Upvc door leading to rear garden.

RECEPTION 3 (13' 3" x 10' 8") or (4.05m x 3.26m)

Ceiling skimmed with emulsion, light and coving. Walls skimmed and emulsion, radiator, upvc double glazed window with side aspect, high gloss tiles to the floor and door leading to downstairs W/c.

W.C. (4' 2" x 3' 4") or (1.27m x 1.02m)

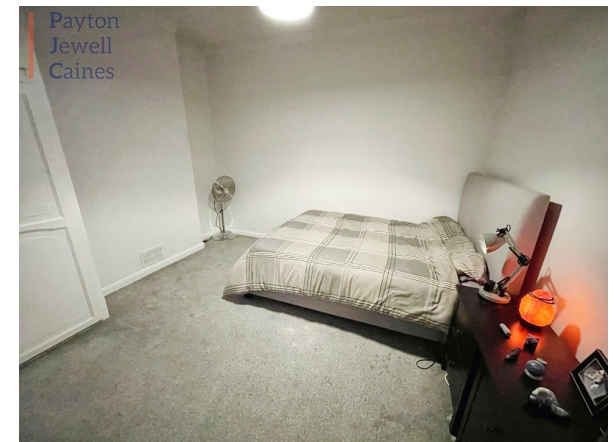
Walls and ceiling skimmed and emulsion, with low level w/c and wall hung basin and high gloss tiles to the floor.

KITCHEN (15' 7" x 10' 5") or (4.75m x 3.17m)

Located off reception room 3. Ceiling skimmed and emulsion with light and coving, radiator, upvc window to the side aspect and Upvc door leading out to the rear garden. Kitchen comprises of wall and base units, ceramic 1.5 sink with chrome mixer tap, space for washing machine and fridge freezer. Integrated Oven and hob. Tiled flooring.

FIRST FLOOR LANDING

access via stairway with original balustrade and a runner carpet, landing ceiling skimmed and emulsion with light and loft access. walls skimmed and emulsion with doors leading to bedrooms.



BEDROOM 1 (18' 8" max x 15' 0" max) or (5.70m max x 4.58m max)

Located to the front of the property. Upvc Bay window, ceilings skimmed and emulsion with two ceiling lights and coving, walls skimmed and emulsion, two radiators, fitted carpet and fitted wardrobes with sliding doors.

BEDROOM 2 (12' 7" x 11' 10") or (3.84m x 3.61m)

Ceiling skimmed and emulsion with light, walls skimmed and emulsion with radiator, upvc window looking to the rear of the property, Storage unit housing gas fired combination boiler and fitted carpets.

BEDROOM 3 (10' 8" x 9' 3") or (3.26m x 2.82m)

Ceiling skimmed and emulsion with light and coving, walls skimmed and emulsion with radiator, upvc window looking to the rear of the property and fitted carpets.

BATHROOM (7' 5" x 5' 6") or (2.26m x 1.68m)

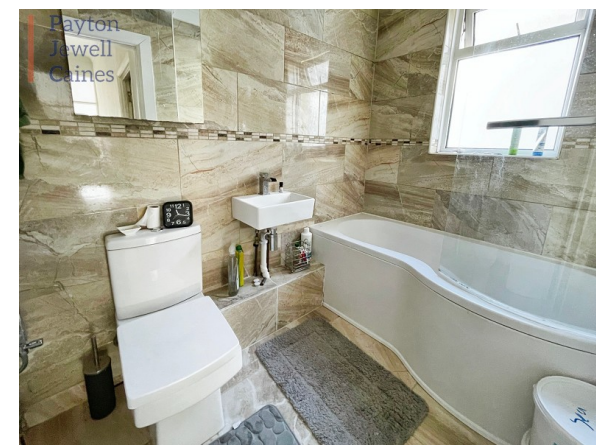
Ceiling skimmed and emulsion with inset spotlights and coving, floor to ceiling tiles, chrome heated towel rail, upvc frosted window with side aspect. Three piece white suite comprising of low level W/C, wall hung basin, P-shaped bath with shower and shower screen. Tiled floor.

FRONT GARDEN

Enclosed fore court with wrought iron gate leading out.


REAR GARDEN

Fully enclosed low maintenance rear garden which is paved and has a gate leading to side access, raised beds for planting, outside water tap.



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		77
(55-68) D	55	
(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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