



Victoria Road, Port Talbot, Neath Port
Talbot. SA12 6QJ

£359,950

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Unique opportunity to purchase this three bedroom detached property with many original features, the property is within minutes walking distance to Aberavon beach front, local schools, shops, amenities and transport links. Early viewing is highly recommended. No onward chain.

£359,950

- Three bedroom detached house
- Two reception rooms
- Bathroom with separate W.C.
- Driveway with attached garage
- No onward chain
- Within minutes walking distance to beach front



DESCRIPTION

We are delighted to showcase this three bedroom traditional built detached house located within walking distance to Aberavon beach. The property benefits from close access to local shops, Tywyn Primary School, Sandfields Primary School and local amenities. With driveway and garage to the front of the property and multiple bus stops a short distance away, there is good access to transport to the local area. Early viewing is highly recommended. Accommodation briefly consists of porch, entrance hall, two reception rooms, kitchen and rear porch. To the first floor three bedrooms, bathroom and separate W.C. Externally there is front garden with a drive and garage and to the rear is an enclosed garden.

PORCH

Access via white PVCu part glazed door with double glazed units to the side. Skimmed ceiling. Emulsioned walls. Tiled flooring. Wooden door with stain glass panels leading into:

HALLWAY

Papered ceiling and walls. Picture rail. Radiator. Solid wood parquet flooring. Stair case leading to first floor landing. Doors leading off.

RECEPTION 1 (13' 11" x 12' 10") or (4.25m x 3.91m)

Papered ceiling. Coving. Papered walls with one wall to wood panelling. Front facing PVCu double glazed window. Radiator. Fitted carpet. Square archway leading into:

RECEPTION 2 (14' 11" x 11' 11") or (4.54m x 3.63m)

Papered ceiling. Coved. Papered walls. Rear facing PVCu double glazed window set within a bay. Radiator. Fitted carpet. To the alcoves are two half height built in storage cupboards. Open fire place with freestanding electric fire.

KITCHEN (17' 3" x 9' 4") or (5.26m x 2.84m)

Partially skimmed and partially polystyrene tiles to the ceiling. Ceramic tiles to the walls. Two rear facing double glazed windows. Radiator. Tiled flooring. Side facing wooden frosted glazed door leading into the rear porch way. Kitchen is fitted with a range of wall and base units. Inset stainless steel double bowl sink. Under counter space for two kitchen appliances. Space for freestanding fridge/ freezer. Space for free standing cooker. Breakfast bar area. Under stair storage cupboard housing electric meters.

OUTER PORCH

Skimmed ceiling. Brick painted walls. Side facing frosted glazed panel. Tiled flooring. Storage area. Aluminium frosted glazed door leading out to rear garden.

LANDING

Access via stairs with fitted carpet. Papered ceiling. Loft access hatch with a pull down wooden ladder. The loft has been boarded. Papered walls. Side facing stain glass window. Fitted carpet. Doors leading off.

WET ROOM (5' 10" x 5' 9") or (1.79m x 1.76m)

Papered ceiling. Respatex panelling to the walls. Rear facing PVCu frosted glazed window Radiator. Non slip flooring. Room comprises pedestal wash hand basin, walk in shower with half height shower doors, shower seat, rails and wall mounted electric shower.



SEPARATE WC (5' 11" x 2' 7") or (1.80m x 0.80m)

Papered ceiling. Partially tiled and partially papered walls. Rear facing PVCu frosted window. Non slip flooring. W.C.

BEDROOM 1 (15' 1" x 13' 0") or (4.59m x 3.95m)

Papered ceiling and walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 2 (12' 2" x 11' 6") or (3.71m x 3.50m)

Polystyrene tiled ceiling. Part papered part emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Across one wall are a bank of wardrobes.

BEDROOM 3 (11' 11" x 7' 7") or (3.63m x 2.30m)

Papered ceiling and walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Fitted window seat. Fitted storage.

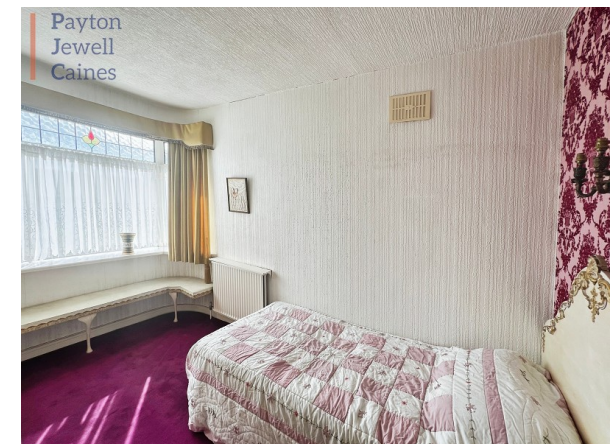
OUTSIDE

The front is bounded on three side by low level wall. Wrought iron gate giving access to brick laid driveway leads to attached garage. Graveled area with flowerbeds.

The rear is enclosed and bounded by wall and fencing. Two block built outhouses one housing the W.C. Paved area leading down to garden. Lawn area to one side and planted with trees, shrubs and flowers. To the other side of footpath is a graveled area planted with trees and shrubs. Small patio area. Path leading to stone build storage shed. Side path leading to wrought iron gate giving access to front.

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		72
(55-68) D		
(39-54) E	53	
(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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