

Payton
Jewell
Caines



Vivian Park Drive, Port Talbot, Neath Port
Talbot. SA12 6RT

£270,000

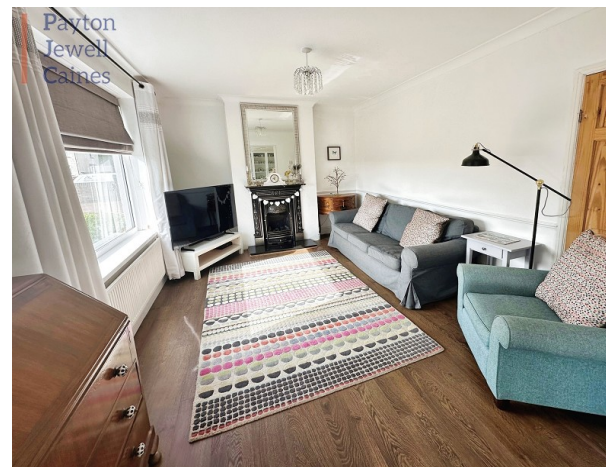
PJC PAYTON
JEWELL
CAINES

Vivian Park Drive, Port Talbot, Neath Port Talbot. SA12 6RT

Pleased to present to the market this three bedroom semi detached property situated in a sought after area of Aberavon, within walking distance to local shops, amenities, local park and Aberavon beach front. Sold with no onward chain.

£270,000 - Freehold

- Traditional three bedroom semi detached house
- Through lounge dining room
- Good sized enclosed rear garden
- Detached single garage with off road parking
- No onward chain



DESCRIPTION

Pleased to present to the market this three bedroom semi detached property situated in a sought after area of Aberavon, within walking distance to local shops, amenities, local park and Aberavon beach front. Sold with no onward chain.

Accommodation briefly consist of entrance hall, lounge, dining room, L-shaped kitchen. To the first floor three bedrooms and family bathroom. Externally to the front is a drive with off road parking, garage and small front garden. To the rear enclosed garden.

ENTRANCE

Accessed via part frosted glazed PVCu front door into:

ENTRANCE HALL

Emulsioned ceiling and walls. Radiator with cover. Wood effect laminate floor. Under stair storage cupboard. Staircase to first floor. Doorway through into:

DINING ROOM (11' 6" x 11' 6") or (3.50m x 3.50m)

Overlooking the front via PVCu double glazed window set within bay. Emulsioned and coved ceiling. Emulsioned walls. Wood effect laminate floor. Square archway through into:

LOUNGE (14' 1" x 10' 8") or (4.30m x 3.25m)

Overlooking the front via PVCu double glazed window. Emulsioned and coved ceiling. Emulsioned walls with a half height feature dado rail. Continuation of laminate floor. Feature coal gas living flame fire with marble hearth. Doorway out into hallway.

L-SHAPED KITCHEN (17' 9" x 8' 10" x 5' 11") or (5.40m x 2.70m x 1.80m)

Overlooking the rear via two PVCu double glazed windows and a part glazed PVCu door. Emulsioned and coved ceiling. Central fluorescent strip light. Emulsioned walls. Wood effect laminate flooring. Room is fitted with a range of wall and base units with complementary roll top work surface and ceramic tiles to splash back. Feature Belfast sink with chrome mixer tap. Integrated electric oven with ceramic hob. Space for high level fridge/freezer. Plumbing in place for automatic washing machine and dish washer.

LANDING

Accessed via stairs with fitted carpet and wooden balustrade. PVCu feature stain glassed panel. Loft access hatch. PVCu double glazed frosted window to the side. Emulsioned ceiling and walls. Fitted storage. Fitted carpet.

FAMILY BATHROOM

Over looking the rear via PVCu frosted double glazed window. Central spot lights. Emulsioned ceiling. Full height ceramic tiles to the walls. Wood effect vinyl floor. Room is fitted with a three piece suite comprising w.c. wall mounted wash hand basin with chrome mixer tap and bath with over bath shower, hand attachment and glazed shower screen. Wall mounted heated towel rail.



BEDROOM 1 (14' 1" x 11' 6") or (4.30m x 3.50m)

4.3m into bay.

Overlooking the front via PVCu double glazed windows set with box bay. Papered ceiling. Emulsioned walls with high level picture rail. Wood effect laminate floor.

BEDROOM 2 (14' 5" x 10' 10") or (4.40m x 3.30m)

Overlooking the front via PVCu double glazed window. Emulsioned and coved ceiling. Emulsioned walls. Laminate floor.

BEDROOM 3 (9' 0" x 8' 6") or (2.75m x 2.60m)

Overlooking the rear via PVCu double glazed window. Coved ceiling. Emulsioned walls. Laminate floor. Recess fitted storage cupboard.

OUTSIDE

To the rear the garden is enclosed and laid to patio and lawn planted with mature trees and shrubs. Brick built external storage. Green house. Courtesy door into detached single garage with a roller shutter door to the front.

To the front the garden is enclosed and laid to lawn planted with mature hedging. Driveway with off road Parking to the front and side of property.


NOTE

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		78
(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.



GROUND FLOOR



FIRST FLOOR

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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