



Heol Y Bronwen, Port Talbot, Neath Port
Talbot. SA12 6NJ

£180,000

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We are delighted to bring to the market this two bedroom semi detached bungalow in Aberavon close to local shops, amenities, local schools and transport links. Early viewing is recommended. Offered with no ongoing chain.

£180,000

- Two bedroom semi detached bungalow
- Two reception rooms
- Two double bedrooms
- Shower room
- Off road parking
- No ongoing chain



DESCRIPTION

We are delighted to bring to the market this two bedroom semi detached bungalow in Aberavon within walking distance to Vivian park, Aberavon beach front, local shops, amenities and transport links. Early viewing is recommended. Offered with no ongoing chain.

Accommodation briefly consists of entrance hall, two reception rooms, kitchen, two bedrooms and shower room. Externally front garden with space for off road parking. Rear enclosed garden.

HALLWAY

Access via part double glazed PVCu with side double glazed panel. Skimmed and emulsioned ceiling with coving. Pendant light. Skimmed and emulsioned walls. Radiator. Fitted carpet. Doors leading off.

RECEPTION 1 (12' 11" x 11' 6") or (3.94m x 3.50m)

Skimmed and emulsioned ceiling with coving. Pendant light. Skimmed and emulsioned walls with papered chimney breast. Fitted carpet. Front facing PVCu double glazed window with vertical blind. Radiator.

RECEPTION 2 (11' 11" x 9' 6") or (3.62m x 2.89m)

Skimmed and emulsioned ceiling with coving. Pendant light. Skimmed and emulsioned walls. Radiator. Fitted carpet. Built in cupboard housing gas fired combination boiler. Rear facing PVCu double glazed window with fitted vertical blind. Door into:

KITCHEN (11' 11" x 7' 5") or (3.62m x 2.27m)

Skimmed and emulsioned ceiling with spotlight fitting. Skimmed and emulsioned walls. Vinyl flooring. Rear facing PVCu double glazed window with fitted roller blind. PVCu frosted double glazed door. Room is fitted with a range of white gloss floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with mixer tap. Built in four ring gas hob with built in electric oven below and overhead extractor. Space for fridge freezer. Under counter space and plumbing for washing machine.

BEDROOM 1 (11' 11" x 11' 3") or (3.64m x 3.43m)

Skimmed and emulsioned ceiling with coving. Pendant light. Skimmed and emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blind.

BEDROOM 2 (10' 2" x 9' 7") or (3.11m x 2.92m)

Skimmed and emulsioned ceiling with coving. Skimmed and emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with net curtain. Across one wall are built in wardrobe storage with sliding doors.

SHOWER ROOM (6' 1" x 5' 6") or (1.86m x 1.67m)

Stippled and coved ceiling. Flush light fitting. Floor to ceiling respatex panels. Fitted carpet. Radiator. Rear facing frosted double glazed window with net curtain. Room is fitted with three piece suite in white comprising W.C., pedestal wash hand basin and corner shower cubicle with wall mounted electric shower.




OUTSIDE

Front garden is bounded on three sides by block wall. Double metal gates leading to off road parking. The front garden is laid to stone pavers and planted with shrubs.

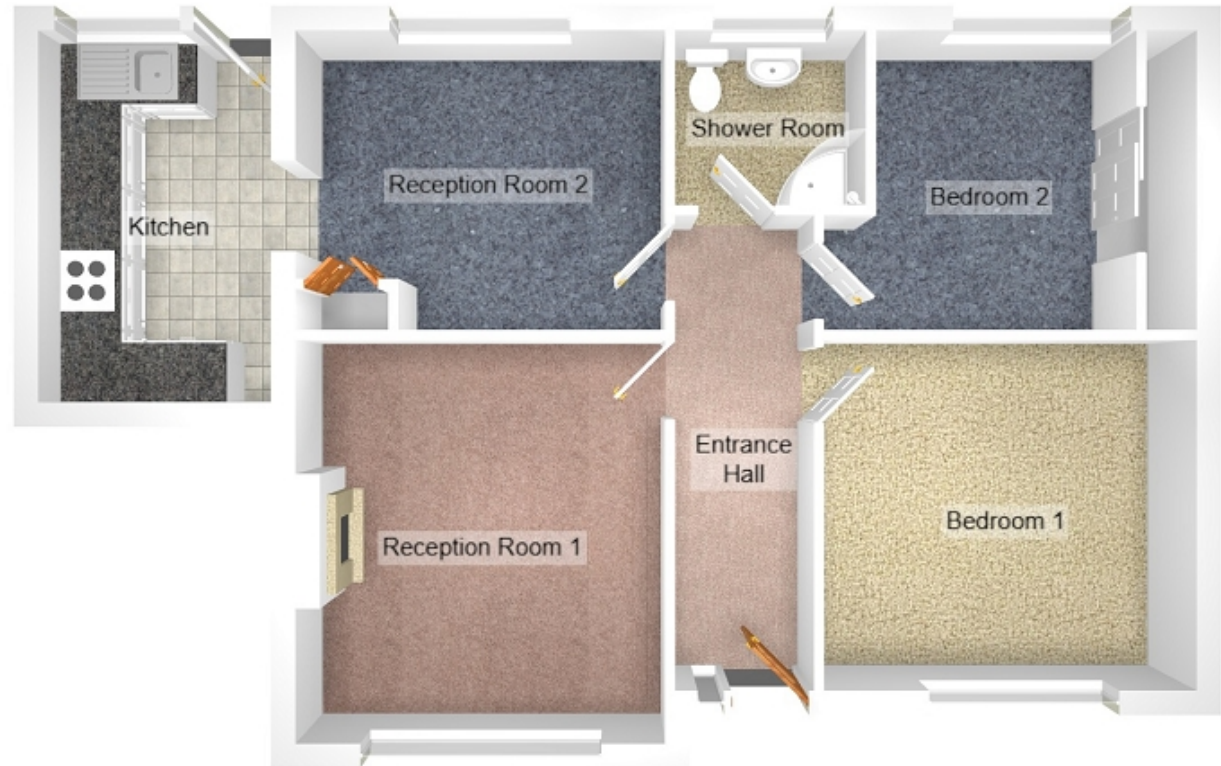
The rear garden is bounded on three sides by wood fence and block wall. Stone paved terrace with concrete path leading to wooden storage shed. Laid to lawn with surrounding borders planted with trees and shrubs.



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	63	
(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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