



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

£118,000

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We are pleased to offer to market this three bedroom mid terrace house, situated in Aberavon, within walking distance to local shops, schools and amenities. Ideal first time buy or investors.

£118,000 - Freehold

- Three bedroom terraced house
- Open plan lounge/diner
- Fitted kitchen
- Upstairs family bathroom
- Walking distance to Aberavon town centre
- No onward chain



DESCRIPTION

We are pleased to welcome to the market this three bedroom mid terrace property situated within the popular residential location of Aberavon with good road and bus links to the beach front. Within walking distance to Aberavon Town Centre and St Joesph's Infant School.

Briefly comprising to the ground floor entrance hall, open plan lounge/diner and kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there is a low maintenance rear garden with lane access.

VESTIBULE

Access via part glazed PVCu front door.

Skimmed ceiling. Wood tongue and groove to the walls. Tiled to floor and a part glazed wooden door leading into:

HALLWAY

Artexed ceiling. Continuation of the wood tongue and groove to the walls. Radiator. Continuation of the tiled flooring. Staircase leading up to first floor accommodation and door into ground floor accommodation.

RECEPTION 1 (11' 9" x 9' 2") or (3.57m x 2.80m)

Artexed ceiling. Coved. Emulsioned walls. Front facing PVCu double glazed window set within a bay. Radiator and laminate flooring. To one alcove there is a built-in storage cupboard housing the electrics, there is also a low-level cupboard housing the gas meter. Square archway leading through to:

RECEPTION 2 (12' 3" x 11' 3") or (3.73m x 3.43m)

Artexed ceiling. Coved. Emulsioned walls. Rear facing PVCu double glazed window. Radiator and continuation of the laminate flooring. There is under stairs storage cupboard and door leading into:

KITCHEN (12' 6" x 8' 0") or (3.80m x 2.43m)

Skimmed ceiling. Emulsioned walls. Rear facing and side facing PVCu double glazed windows. Side facing part glazed PVCu double glazed door leading to the rear garden. Radiator. Continuation of the laminate flooring. Tiles to splashback area. The kitchen is fitted with a range of wall and base units with a complementary worktop. One and a half stainless steel sink and drainer with mixer tap. Built-in four gas hob with stainless steel extractor hood above. A built-in high-level oven. Integrated fridge freezer. Under counter space for a kitchen appliance.

LANDING

Artexed ceiling. Coved. Loft hatch. Artexed walls. Exposed floorboards to landing and staircase. All doors leading off.

FAMILY BATHROOM (11' 1" x 7' 9") or (3.39m x 2.36m)

Skimmed ceiling and coved. Floor to ceiling tiles. Rear facing PVCu frosted double glazed window. Radiator and grey effect laminate flooring. Bathroom is fitted with a four piece suite comprising low-level W.C., pedestal wash hand basin with hot and cold taps, bath with chrome hot and cold taps and a shower cubicle housing a electric shower and a shower tray with glass shower screen.



BEDROOM 1 (10' 8" x 8' 9") or (3.25m x 2.67m)

Artexed ceiling. Part coved. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Grey laminate flooring. Built-in storage cupboards with storage cupboards above and a dressing area to the middle.

BEDROOM 2 (9' 11" x 9' 4") or (3.01m x 2.85m)

Artexed ceiling. Part coved. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Grey effect laminate flooring. Built in storage cupboards with one housing the Combi boiler.

BEDROOM 3 (7' 9" x 7' 8") or (2.35m x 2.34m)

Artexed ceiling and coved. Emulsioned walls. Front facing PVCu double glazed window. Radiator and grey effect laminate flooring.

OUTSIDE

The front garden is bounded on three sides by low level wall and to the front metal railings. Pedestrian gate.


Paved footpath to the front door. Small courtyard front garden.

To the rear, the garden is bounded on three sides by wall and one side part fence. Laid mainly to concrete. One area is planted with an abundance of trees and plants. There is a wooden gate given access to the rear lane and there is a block built storage shed with a courtesy door and window.



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		79
(55-68) D	59	
(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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