



Ford Road, Port Talbot, Neath Port Talbot.  
SA13 1YT

£139,950

**PJC** PAYTON  
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CAINES

## Ford Road, Port Talbot, Neath Port Talbot. SA13 1YT

Traditional mid terrace house comprising entrance porch, two reception rooms, kitchen, utility and downstairs bathroom. Three bedrooms and family bathroom. IDEAL FIRST TIME PURCHASE.

£139,950

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs and upstairs bathrooms
- Fitted kitchen
- Enclosed rear garden



## DESCRIPTION

We are delighted to present to the market this traditional build three bedroom terraced property in the heart of Velindre. The property is within walking distance of Aberavon shopping centre, local amenities and transport links. Early viewing is recommended to appreciate this family home.

Accommodation comprises ground floor, porch, two reception rooms, kitchen, utility room and bathroom. To the first floor three bedrooms and bathroom.

## PORCH

Accessed via oak effect PVCu glazed door. Skimmed ceiling. Emulsioned walls. Frosted wood framed unit looking into reception one. Laminate flooring. Part glazed wooden door leading through to reception one.

## RECEPTION 1 (16' 7" x 9' 7") or (5.06m x 2.91m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Continuation of the laminate flooring. Arched doorway with painted brick feature leading into the second reception room.

## RECEPTION 2 (13' 5" x 11' 6") or (4.08m x 3.51m)

Skimmed ceiling and coved. Part emulsioned and part papered walls with one wall wood clad panelling. Rear facing wood framed glazed unit looking into utility room. Radiator. Continuation of the laminate flooring. Feature half height brick work to one wall with wooden mantle. Under stair storage space. Door leading into kitchen.

## KITCHEN (10' 4" x 9' 11") or (3.14m x 3.01m)

Wood clad panelling to the ceiling. Tiled walls. Tiles to the floor. Kitchen is fitted with a range of wall and base units with complementary worktops. There's a built in five ring gas hob with an extractor hood above. Space for a upright American fridge freezer. Built in oven and grill.

## UTILITY ROOM (9' 11" x 5' 5") or (3.03m x 1.64m)

Clad ceiling with a skylight. Rear facing PVCu double glazed window looking out to the garden. Tiled walls. Laminate flooring. Room is fitted with base units and worktops, one with an inset Belfast sink with a chrome hot and cold tap. Space and plumbing for washing machine. Doorway from kitchen leading to rear porch.

## REAR PORCH

PVCu clad panelling to ceiling. Tiled walls and floor. Part glazed PVCu door leading to rear garden. Doorway into:

## INNER PASSAGE

Wood clad ceiling with loft access hatch. Part tiled and part wood clad walls. Tiles to the floor. Door leading into downstairs bathroom.



## DOWNSTAIRS BATHROOM (9' 8" x 4' 8") or (2.94m x 1.41m)

PVCu clad to the ceiling with extractor fan. Rear facing frosted PVCu double glazed window. Tiles to the walls. Radiator. Continuation of the tiled flooring. The bathroom is fitted with a three-piece suite comprising low-level W.C., pedestal wash hand basin with hot and cold taps and panelled bath with hot and cold taps with a mains fed chrome shower above.

## LANDING

Accessed via laminate stairs and wooden balustrade. Emulsioned ceiling and coved. Loft access hatch. Stippled walls. Radiator and laminate flooring. All doors leading off.

## BEDROOM 1 (16' 6" x 10' 5") or (5.04m x 3.18m)

Skimmed ceiling and coved. Emulsioned walls. Two front facing PVCu double glazed windows. Radiator and continuation of laminate flooring.

## BEDROOM 2 (11' 2" x 10' 10") or (3.41m x 3.30m)

Artex ceiling and coved. Emulsioned walls. Rear facing PVCu double glazed window. Radiator and fitted carpet. Fitted wardrobes.

## BEDROOM 3 (10' 0" x 6' 4") or (3.04m x 1.93m)

Skimmed ceiling. Part coved. Emulsioned walls. Rear facing PVCu double glazed window. Radiator and continuation of the laminate flooring. Wall mounted baxi Combi boiler.

## FAMILY BATHROOM (6' 10" x 5' 2") or (2.08m x 1.57m)

PVCu clad ceiling. Extractor fan. Tiled walls. Side facing PVCu frosted double glazed window. Tile effect laminate flooring. Room is fitted with a three-piece suite comprising low-level WC, pedestal wash hand basin and a walk in shower with a mains fed chrome shower and shower screen.


## OUTSIDE

To the rear the garden is enclosed and bounded on three sides by wall. Paved patio area ideal for garden furniture. There is a fenced off area with raised flowerbeds. Outside tap and a block built storage shed with rear lane access.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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