

Payton
Jewell
Caines



Gerald Street, Port Talbot, Neath Port
Talbot. SA12 6DQ

£148,000

PJC PAYTON
JEWELL
CAINES

Gerald Street, Port Talbot, Neath Port Talbot. SA12 6DQ

We are pleased to present to the market this three bedroom traditional house located in the heart of Aberavon, within walking distance to Sandfields primary school, local shops and amenities, good transport links with a bus stop located within minutes walk. Early viewing recommended.

£148,000

- Three bedroom terraced house
- Open plan living/dining room
- Kitchen and utility room
- Downstairs bathroom
- Upstairs W.C.
- Enclosed rear garden



DESCRIPTION

We are pleased to present to the market this three bedroom traditional house located in the heart of Aberavon, within walking distance to Sandfields primary school, local shops and amenities, good transport links with a bus stop located within minutes walk. Early viewing recommended.

Accommodation briefly comprises to the ground floor hallway, open plan living/dining room, kitchen, utility room, family bathroom. To the first floor three good sized bedroom and a W.C.

HALLWAY

Access via part glazed composite front door. Papered and coved ceiling. Pendant light. Papered walls. Radiator. Fitted carpet. Built in storage cupboard. Door into:

OPEN PLAN LOUNGE/DINER (23' 3" max x 16' 4") or (7.08m max x 4.99m)

Papered and coved ceiling. Two pendant light fittings. Emulsioned walls. Two radiators. Fitted carpet. Front facing PVCu window with fitted vertical blinds. Freestanding multi fuel log burner with tiled hearth, brick surround and wooden mantle. Stairs to first floor. Storage cupboard. Door into lean to. Double doors into:

KITCHEN (13' 1" x 10' 5") or (3.99m x 3.17m)

Papered and coved ceiling. Pendant light. Papered walls. Wood effect vinyl flooring. Side facing PVCu double glazed window. Room is fitted with a range of pale grey shaker style wall and floor units with laminate work tops. Stainless steel sink and drainer with mixer tap. Space for free standing cooker. Stainless steel overhead extractor hood. Ceramic tiles to splash back areas. Space for upright fridge freezer.

UTILITY ROOM (10' 4" x 5' 3") or (3.14m x 1.60m)

PVCu clad ceiling with inset spotlights. Floor to ceiling respatex wall panels. Continuation of vinyl flooring. Side facing PVCu double glazed window. Under counter space for two appliances. Space for upright appliance. Door into:

FAMILY BATHROOM (10' 1" x 6' 11") or (3.07m x 2.11m)

Sloped PVCu clad ceiling with inset spot lights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Room is fitted with a four piece comprising w.c., pedestal wash hand basin, bath tub with shower attachment and corner shower cubicle with electric shower.

CONSERVATORY (12' 6" x 5' 5") or (3.81m x 1.65m)

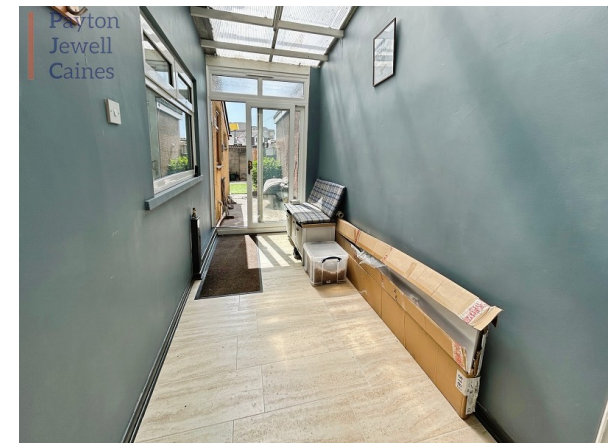
Poly carbonate roof with fluorescent tube light. Emulsioned walls. Laminate floor tiles. Sliding PVCu double glazed doors.

LANDING

Artex ceiling. Emulsioned walls. Wall mounted light. Built in storage cupboard. Fitted carpet. Doors leading off.

BEDROOM 1 (17' 2" x 9' 8") or (5.24m x 2.94m)

Stippled ceiling with ceiling rose. Pendant light. Emulsioned walls with one feature panelled wall. Fitted carpet. Radiator. Two front facing PVCu double glazed windows.



BEDROOM 2 (10' 10" x 10' 6") or (3.30m x 3.21m)

Papered ceiling. Pendant light. Emulsioned walls with one feature panelled wall. Radiator. Fitted carpet. Rear facing PVCu double glazed window. Across one wall is a bank of built in storage.

BEDROOM 3 (11' 4" x 9' 10") or (3.45m x 3.00m)

Artex ceiling. Pendant light. Emulsioned walls with one feature papered wall. Laminate grey flooring. Rear facing PVCu double glazed window. Wall mounted gas fired combination boiler.

W.C. (4' 8" x 2' 10") or (1.41m x 0.86m)


Ceiling and walls are respatex clad panels. Flush light fitting. Extractor fan. Laminate floor. Room is fitted with white W.C.

OUTSIDE

The front is bounded on three sides by brick wall. Metal gate leading to concrete courtyard. The rear garden is bounded on three sides by block wall. Low maintenance garden. Laid to stone pavers. One planted flower bed. Wooden gate leading to rear side.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.



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