



Victoria Road, Port Talbot, Neath Port
Talbot. SA12 6AB

£135,000

PJC PAYTON
JEWELL
CAINES

Victoria Road, Port Talbot, Neath Port Talbot. SA12 6AB

We are pleased to present to the market this traditional build three bedroom semi detached house located to close Aberavon beach front, local shops, amenities and transport links. The property requires internal modernisation throughout. Ideal investment. No ongoing chain.

£135,000

- Three bedroom semi detached house
- Two reception rooms
- Kitchen/diner / Require internal modernisation
- Family bathroom to first floor
- Attractive rear garden
- No on going chain



DESCRIPTION

Situated within close proximity to ABERAVON BEACH, TYWYN PRIMARY SCHOOL and local amenities, this three bedroom semi detached house benefits from good size accommodation throughout and is available with NO ONGOING CHAIN.

Accommodation briefly consist of hall, two reception rooms, kitchen/diner. To the first floor three bedrooms and family bathroom. To the outside front and rear gardens.

HALLWAY

Access via PVCu double glazed front door. Side wood frame single glazed leaded panel. Papered ceiling. Pendant light. Papered walls. Radiator. Fitted carpet. Doors leading off. Stairs to first floor. Under stairs storage cupboard.

RECEPTION 1 (13' 1" x 12' 4") or (4.0m x 3.75m)

Papered ceiling. Coving. Pendant light. Papered walls with four wall lights. Radiator. Fitted carpet. Front facing PVCu double glazed bay window. Feature brick built fire place across one wall with inset electric fire and wooden mantle.

RECEPTION 2 (14' 5" x 12' 0") or (4.39m x 3.65m)

Papered ceiling. Papered walls with picture rail. Fitted carpet. Rear facing PVCu double glazed sliding doors. Marble hearth and fire surround with inset gas fire.

KITCHEN/DINER (23' 2" x 7' 9") or (7.06m x 2.35m)

PVCu clad ceiling. Two pendant lights. Emulsioned walls to dining area and ceramic wall tiles to kitchen area. Vinyl flooring. Radiator. PVCu double glazed door to rear garden. Dual aspect side and rear facing PVCu double glazed windows. Kitchen is fitted with a range of white melamine floor and wall cupboards with laminate worktop. Stainless steel sink and drainer. Under counter space for two appliances. Space for upright fridge freezer and cooker.

LANDING

Papered ceiling. Pendant light. Papered walls. Fitted carpet. Doors leading off.

BEDROOM 1 (13' 9" x 10' 2") or (4.20m x 3.10m)

Papered ceiling. Pendant light. Papered walls. Fitted carpet. Radiator. Front facing PVCu double glazed bay window with Venetian blinds. Across one wall is built in floor to ceiling wardrobes.

BEDROOM 2 (12' 8" x 11' 3") or (3.87m x 3.43m)

Papered ceiling. Pendant light. Papered wall with picture rail. Built in cupboard housing gas fired combination boiler. Rear facing PVCu double glazed window with roller blind.

BEDROOM 3 (7' 2" x 5' 10") or (2.19m x 1.78m)

Papered ceiling. Loft access hatch. Pendant light. Papered walls. Fitted carpet. Front facing PVCu double glazed window.



FAMILY BATHROOM (7' 1" x 6' 0") or (2.17m x 1.84m)

Emulsioned ceiling. Pendant light. Floor to ceiling ceramic wall tiles. Fitted carpet. Rear facing single glazed steel framed frosted window with roller blind. Built in storage cupboard. Room is fitted with a three piece suite comprising W.C., pedestal wash hand basin and bath tub with wall mounted electric shower.


OUTSIDE

Front garden is bounded by brick wall. Metal gate and concrete path leading to front door. Garden laid mainly to lawn. The rear garden is bounded on three sides by brick wall. Side wooden gate. Stone paved terrace. Steps leading down to mature garden. Laid mainly to lawn. Side borders planted with mature shrubs. Wooden storage shed. Wooden gate giving rear lane access.

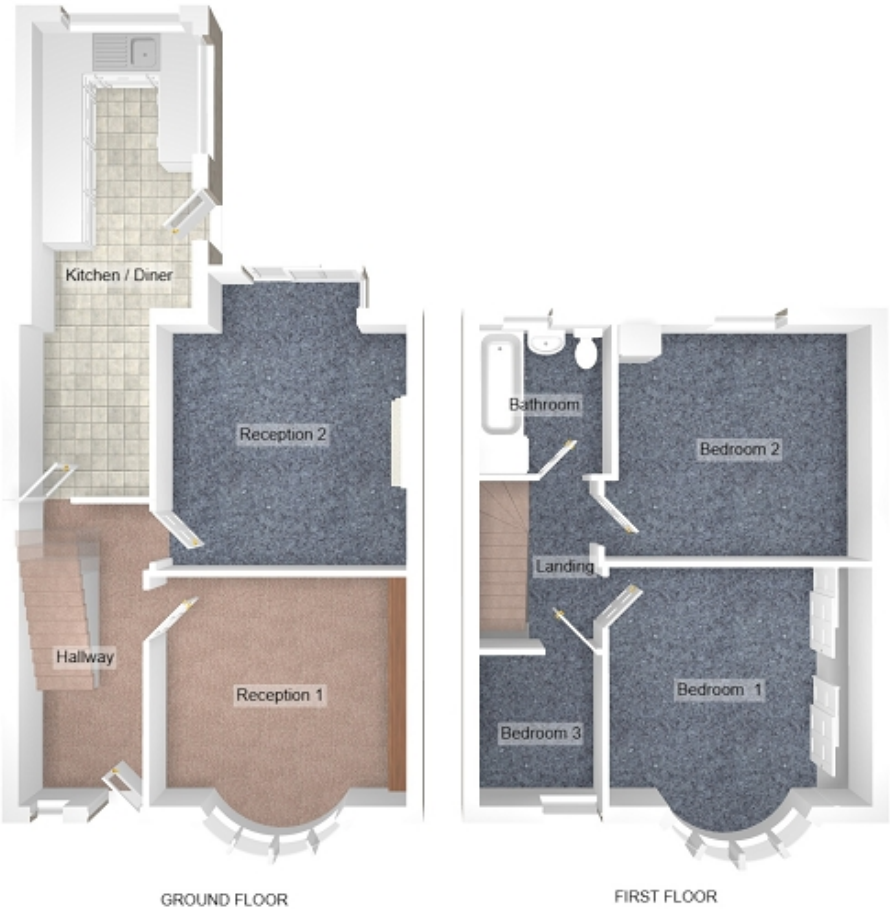


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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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