

Payton
Jewell
Caines



Harvey Crescent, Aberavon, Port Talbot,
Neath Port Talbot. SA12 6DG

£275,000

PJC PAYTON
JEWELL
CAINES

Harvey Crescent, Aberavon, Port Talbot, Neath Port Talbot. SA12 6DG

We are pleased to welcome to the market this immaculately presented three bedroom detached property situated in the popular area of Little Warren, within walking distance to Aberavon seafront, local shops, amenities, schools and transport links. Early viewing is highly recommended to appreciate this beautifully presented family home.

£275,000

- Three bedroom detached house
- Immaculate throughout
- Modern fitted kitchen and bathroom
- Sun room
- Single detached garage
- Situated close to Aberavon beach front



DESCRIPTION

Ideally located on a spacious corner plot in Harvey Crescent this property benefits from off road parking, detached garage, sun room, modern fitted kitchen and bathroom. The property is situated within walking to distance Tywyn Primary School, local shops, Aberavon seafront and all the amenities. Ideal for growing families.

HALLWAY

Access via composite front door. Stippled and coved ceiling. Pendant light fitting. Emulsioned walls. Radiator. Wood effect laminate floor. Stairs to first floor. Door into:

LOUNGE (14' 9" x 11' 7") or (4.49m x 3.52m)

Emulsioned and coved ceiling. Pendant light fitting. Emulsioned walls. Wood effect laminate floor. Free standing electric fire with decorative pebbles. Front facing PVCu double glazed window with roller blind. Radiator. Door into:

KITCHEN/DINER (14' 10" x 10' 2") or (4.53m x 3.09m)

Emulsioned and coved ceiling. Pendant light to dining area and track fitting to kitchen area. To the dining area emulsioned and coved ceiling. Emulsioned walls. Wood effect laminate floor. Under stair storage cupboard. Two radiators. PVCu glazed door to rear garden with side PVCu panel. Opening into kitchen: Emulsioned and coved ceiling. Emulsioned walls with polished stone splash backs. Porcelain tiled floor. Kitchen is fitted with a range of cream gloss floor and wall cupboards with polished stone worktops. One and half sink and drainer with mixer tap. Built in four ring electric hob with overhead extractor hood. High level electric oven and grill. Integrated fridge. Integrated dishwasher. Under counter space for washing machine. Rear facing PVCu double glazed window with fitted roller blind. Bi fold doors into:

SUN ROOM (11' 1" x 8' 5") or (3.39m x 2.56m)

Emulsioned solid lantern roof with pendant light. Half height emulsioned walls with wrap around PVCu double glazed windows and PVCu french doors fitted with vertical blinds. Radiator. Fitted carpet.

LANDING

Stippled and coved ceiling. Pendant light. Loft access hatch. Built in storage cupboard. Fitted carpet. Doors leading off. Glass balustrade landing.

BEDROOM 1 (13' 0" x 8' 3") or (3.96m x 2.52m)

*measurement to storage.

Stippled and coved ceiling. Pendant light fitting. Papered walls. Fitted carpet. Front facing PVCu double glazed window with fitted roller blind. Radiator. Room is fitted with a range of built in wardrobe and drawer storage with built in dresser.

BEDROOM 2 (9' 3" x 8' 1") or (2.81m x 2.47m)

*measurements to storage.

Stippled and coved ceiling. Pendant light. Papered walls. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind. Radiator. Across one wall floor to ceiling built in wardrobe storage with sliding door.



BEDROOM 3 (8' 6" x 6' 4") or (2.58m x 1.94m)

Stippled and coved ceiling. Pendant light. Papered walls. Fitted carpet. Front facing PVCu double glazed window with fitted roller blind. Radiator.

FAMILY BATHROOM (6' 6" x 5' 3") or (1.98m x 1.60m)

Stippled and coved ceiling. Flush light fitting. Ceramic tiles to two walls and papered to the other. Radiator. Vinyl flooring. Frosted rear facing PVCu double glazed window with fitted roller blind. Room is fitted with a three piece suite comprising W.C., wash hand basin set within vanity unit and bath tub with wall mounted electric shower.

OUTSIDE

Open frontage set on corner plot. Mainly laid to lawn with established palm tree and decorative beds. Decorative gravel. Herringbone path leading to front door and to the side gate. The rear garden is bounded on three sides by block and brick wall. Laid with lawn. Herringbone path leading to sun terrace. Decorative beds. Path to rear gate leading onto driveway. Concrete driveway. Decorative gravel bed planted with shrubs. Driveway leading to single detached garage with pitched tiled roof. Traditional up and over door and side courtesy door to garden. Power.

NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



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	85	87
(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.



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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