

Payton
Jewell
Caines



53 Victoria Street, Briton Ferry, Neath,
Neath Port Talbot. SA11 2RA

Offers In Region Of
£174,950

PJC PAYTON
JEWELL
CAINES

53 Victoria Street, Briton Ferry, Neath, Neath Port Talbot. SA11 2RA

Pleased to present to the market this beautifully presented three bedroom terraced property situated in Briton Ferry within close proximity of local transport links, shops, local schools and amenities. Viewing is highly recommended. Being sold with no ongoing chain.

Offers In Region Of £174,950

- Three bedroom terrace house
- Open plan lounge/diner
- Modern fitted kitchen
- Downstairs bathroom and upstairs shower room
- Beautifully decorated throughout
- Being sold with no ongoing chain



DESCRIPTION

We are pleased to present for sale this three bedroom terrace house located in the popular residential area of Briton Ferry. The property has been modernised by the current owner and would make an ideal first time purchase or family home. Accommodation briefly comprises to the ground floor entrance hall, lounge/diner, kitchen and family bathroom. To the first floor three bedrooms and shower room. Externally to the rear is an enclosed garden.

ENTRANCE HALL

Access via PVCu door with frosted glass panes. Ceiling is stippled with Coved. Walls are skimmed. Laminate flooring in a medium wood effect. Doorway into:

LOUNGE/DINER (25' 3" x 17' 7") or (7.69m x 5.37m)

Ceilings are skimmed and emulsioned with ceiling lights. Walls are skimmed and emulsioned. Two radiators. PVCu double glazed box bay window looks to front aspect. PVCu door with frosted glass panel lead to rear garden. Chimney breast to either side with built in storage housing electric meter. Focal point of the room is a feature fireplace with wooden mantle, iron and tiled surround. Open staircase leads to first floor landing with under stair storage. Flooring is laminate. Doorway into:

KITCHEN (19' 0" x 9' 4") or (5.78m x 2.85m)

Ceiling is skimmed with inset spotlights. Walls are skimmed and emulsioned with tiling to splash back areas. Two sets of radiators. PVCu double glazed window looks to the side aspect. The kitchen comprises a range of wall and base units in shaker style with brass hardware and coordinating marble effect work surfaces. Integrated appliances are fridge freezer, electric hob and oven with overhead extraction hood. Then there is space and plumbing for automatic washing machine. Inset sink with drainer and brass mixer tap. Storage cupboard housing gas fired combination boiler. Continuation of the laminate flooring. Doorway into:

REAR HALLWAY

Skimmed ceiling and a ceiling light. Doorway leading to garden. Continuation of the laminate flooring.

FAMILY BATHROOM (9' 0" x 8' 4") or (2.74m x 2.54m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned with tiling to splash back areas. Wall mounted extractor fan. PVCu frosted double glazed window looking to rear aspect. Radiator. Bathroom is a four piece suite comprising low level W.C., pedestal wash hand basin with chrome mixer tap, corner shower cubicle with sliding doors and overhead chrome shower and panel bath tub. Flooring is vinyl in a tile effect.

LANDING

Via stairs with fitted carpet and spindle balustrade. Ceilings are skimmed and emulsioned with two sets of ceiling lights. Smoke detector and access to the loft. Walls are skimmed and emulsioned. Built in storage cupboard and fitted carpet to the floor. Doorways lead off.

BEDROOM 1 (17' 7" x 10' 9") or (5.37m x 3.28m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Radiator. Dual aspect with double glazed PVCu windows looking to the front. Fitted carpet.



BEDROOM 2 (11' 9" x 11' 9") or (3.59m x 3.57m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed tilt and turn window looks to rear aspect. Chimney breast with alcoves either side with feature fireplace. Fitted carpet.

BEDROOM 3 (9' 5" x 8' 3") or (2.87m x 2.51m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed tilt and window looks to rear. Fitted carpet.

SHOWER ROOM (6' 1" x 4' 4") or (1.85m x 1.32m)

Ceiling is skimmed and emulsioned with inset spotlights and extractor fan. Walls are skimmed and emulsioned with marble effect tiling to Splash back areas. Low level W.C. in white, wall wash hand basin with storage beneath and chrome mixer waterfall tap and shower with chrome rainfall showerhead and glass shower screen. Flooring is vinyl in a tile effect.

OUTSIDE

To the rear of the property is an enclosed garden bounded partially by brick wall and panel fencing with gated access leading to rear lane.

To the front of the property is low maintenance laid to stone chippings.



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		78
(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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