

Payton
Jewell
Caines



Western Avenue, Port Talbot, Neath Port
Talbot. SA12 7NA

£170,000

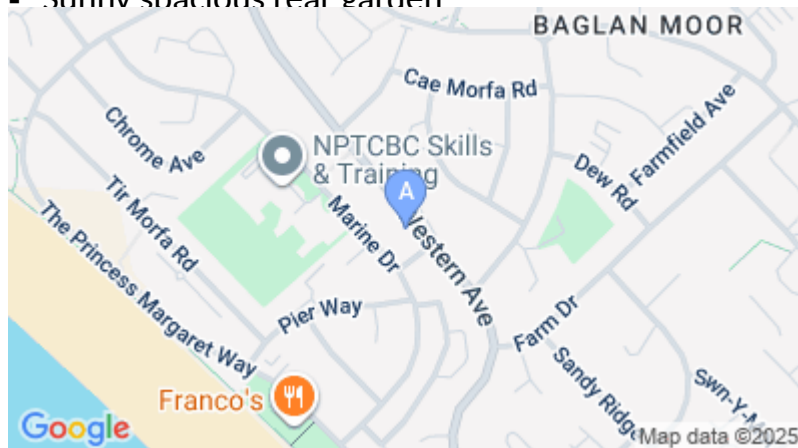
PJC PAYTON
JEWELL
CAINES

Western Avenue, Port Talbot, Neath Port Talbot. SA12 7NA

We are pleased to bring to the market this well presented three bedroom semi detached property located in the heart of Sandfields area, close to Aberafon seafront, schools, shops, amenities and transport links. The property benefits from an open plan lounge/diner, kitchen, shower room, off road parking to the front and enclosed rear garden. Early viewing recommended to appreciate this lovely family home.

£170,000 - Freehold

- Three bedroom semi detached house
- Large open plan lounge/diner
- Two double and one single bedroom
- Off road parking
- Modern family shower room
- Sunny spacious rear garden



DESCRIPTION

We are pleased to welcome to the market this well presented three bedroom semi detached house situated within the popular residential area of SANDFIELDS. This property is close to schools Ysgol Gynradd Gymraeg Rhosafan, Therese's Catholic Primary School, Ysgol Gymraeg Bro Dur, Ysgol Bae Baglan, local shops and within walking distance of Aberavon beach. Viewing recommended.

ENTRANCE

Via part double glazed PVCu front door with side glazed panel into the entrance hall.

ENTRANCE HALL

Artexed and coved ceiling, pendant light, papered walls, radiator and engineered oak flooring. Stairs leading to the first floor and doors to the ground floor accommodation.

OPEN PLAN LOUNGE/DINER (22' 8" x 11' 6") or (6.90m x 3.50m)

Artexed and coved ceiling with two pendant lights, papered walls, two radiators and a continuation of the engineered oak flooring. Front and rear facing PVCu double glazed windows both with fitted vertical blinds. Marble hearth with wooden fire surround and mantle with antique style tiles and electric feature fire.

KITCHEN (11' 7" x 7' 1") or (3.53m x 2.16m)

Artexed ceiling with track spot light fitting, wooden painted panelled walls with ceramic tiles to the splash back, ceramic tiled flooring and radiator. PVCu double glazed window to the rear of the property with fitted roller blind and half PVCu double glazed door leading out to the rear garden. A range of melamine floor and wall units with laminate worktops and grey melamine one and half sink and drainer with chrome hot and cold mixer tap. Stainless steel built in four ring gas hob with overhead stainless steel extractor hood and built in electric double oven and grill below. Under counter space for three appliances and under stairs storage cupboard.

LANDING

Artexed and coved ceiling with loft access, pendant light, frosted PVCu double glazed window to the side of the property, papered walls and fitted carpet. Built in storage cupboard and doors leading off.

BEDROOM 1 (10' 8" x 9' 5") or (3.26m x 2.88m)

Artexed and coved ceiling with pendant light, papered walls, PVCu double glazed window to the front of the property with fitted vertical blinds, radiator and fitted carpet. Built in wardrobes with wooden doors.

BEDROOM 2 (12' 9" x 9' 5") or (3.88m x 2.87m)

Artexed and coved ceiling with pendant light, papered and emulsioned walls, fitted carpet, PVCu double glazed window with fitted vertical blind and radiator.

BEDROOM 3 (9' 7" x 7' 2") or (2.92m x 2.19m)

L shaped room finished with artexed and coved ceiling with pendant light, papered walls, fitted carpet, PVCu double glazed window with fitted vertical blinds and radiator. Built in storage cupboard.



SHOWER ROOM (8' 0" x 5' 5") or (2.45m x 1.66m)

Artexed ceiling with spot light, floor to ceiling ceramic wall tiles with one Respartex panelled wall, wood effect vinyl flooring, radiator and two frosted PVCu double glazed windows. Three piece suite in white comprising w.c. pedestal wash hand basin with chrome hot and cold taps and corner shower with white shower tray, wall mounted Triton electric shower and glass doors.

OUTSIDE

The front of the property is bound to three sides by block and brick wall with stone paved driveway providing off road parking, laid mainly to lawn with borders planted with mature trees and shrubs. Stone pathway leading to a wooden side gate and rear garden.

The rear garden is bound to three sides by block wall and feather wood fencing, laid mainly to lawn with central concrete path leading to a wooden storage shed. Stone paved sun terrace and second seating area with side path to the front. Original built storage sheds, one with power for appliances.

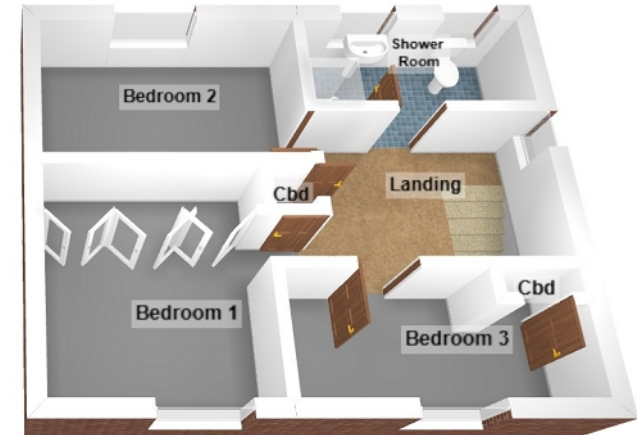
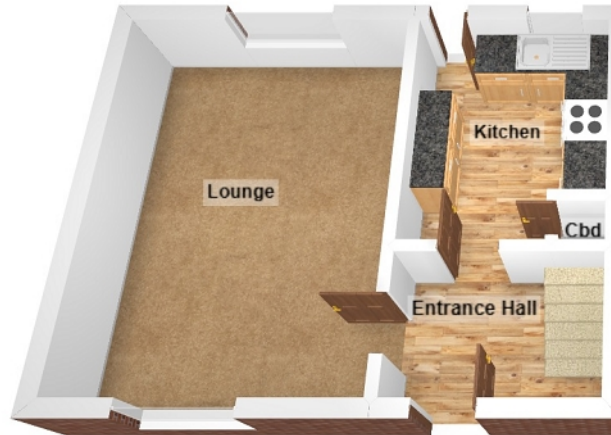


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(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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