



New Street, Aberavon, Port Talbot, Neath
Port Talbot. SA12 6HG

£135,000

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We are pleased to present to the market this BEAUTIFULLY PRESENTED three bedroom mid terraced house located in Aberavon close to local schools, amenities, transport links and within walking distance to the town centre. Early viewing is highly recommended. SOLD WITH NO ONGOING CHAIN.

£135,000 - Freehold

- Immaculately presented throughout
- Modern kitchen
- Spacious bedrooms
- Enclosed rear garden
- Sold with no ongoing chain
- EPC - / Council tax - B



DESCRIPTION

We are pleased to offer to the market this beautifully presented three bedroom mid terrace traditional build home in the heart of Aberavon, close to the town centre, schools, amenities and transport links. The property is sold with no ongoing chain. Ideal first time or investment purchase.

ENTRANCE

Via part glazed PVCu front door with side frosted glazed panel into the entrance porch.

ENTRANCE PORCH

Artexed and coved ceiling, feature architrave, emulsioned walls, radiator and wood effect laminate flooring.

LOUNGE (17' 11" max x 13' 0" max) or (5.45m max x 3.96m max)

Artexed and coved ceiling with pendant light and inset spot light, emulsioned walls, radiator, wood effect laminate flooring and PVCu double glazed square bay window to the front of the property with fitted vertical blinds, curtain pole and radiator below. Wooden fire surround with tiled hearth and freestanding electric fire. Stairs leading to the first floor with two under stairs storage cupboards. Door leading into the kitchen.

KITCHEN (10' 11" x 11' 0") or (3.33m x 3.36m)

Artexed and coved ceiling with track spot light fitting, half emulsioned / half ceramic tiled walls, ceramic tiled flooring, PVCu double glazed window to the rear of the property and half glazed PVCu double glazed door leading out to the rear garden. A range of purple and cream contrasting gloss wall and base units with complementary laminate worktops housing a one and half stainless steel sink and drainer with chrome hot and cold flex tap. Four ring built in gas hob with overhead stainless steel extractor hood and built in electric oven below. Under counter space for washing machine and fridge/freezer to remain.

FAMILY BATHROOM (7' 11" x 5' 4") or (2.41m x 1.63m)

Artexed and coved ceiling with flush light fitting, half emulsioned / half ceramic tiled walls, ceramic tiled flooring, radiator and frosted PVCu double glazed window to the rear of the property. Three piece suite in white comprising w.c. wash hand basin with chrome hot and cold taps set within a painted vanity unit and bath with chrome hot and cold taps and wall mounted electric Triton shower with shower curtain and rail.

LANDING

Artexed ceiling with pendant light and loft access, emulsioned walls, fitted carpet and doors leading off.

BEDROOM 1 (14' 9" x 11' 6") or (4.49m x 3.51m)

Artexed ceiling with pendant light, emulsioned walls with dado rail, radiator, fitted carpet, two PVCu double glazed windows to the front of the property with fitted venetian blinds.

BEDROOM 2 (11' 7" x 9' 6") or (3.52m x 2.89m)

Artexed ceiling with pendant light, emulsioned walls, radiator, stripped floorboards and PVCu double glazed window to the rear of the property with curtain pole.



BEDROOM 3 (8' 0" x 8' 9") or (2.45m x 2.67m)

Artexed ceiling with pendant light, emulsioned walls, radiator with cover, wood effect laminate flooring and PVCu double glazed window to the rear of the property with curtain pole. Built in storage cupboard housing the gas fired combination boiler.

OUTSIDE

Courtyard frontage bound to three sides by block and brick wall, laid to stone paving leading to the front door.

The rear garden is bound to three sides by block wall and wood fence with wooden gate leading to the rear lane access. The garden is laid mainly to gravel leading to a stone paved sun terrace, brick paved path leading to a block built shed with side wooden door and window. Established palm tree.

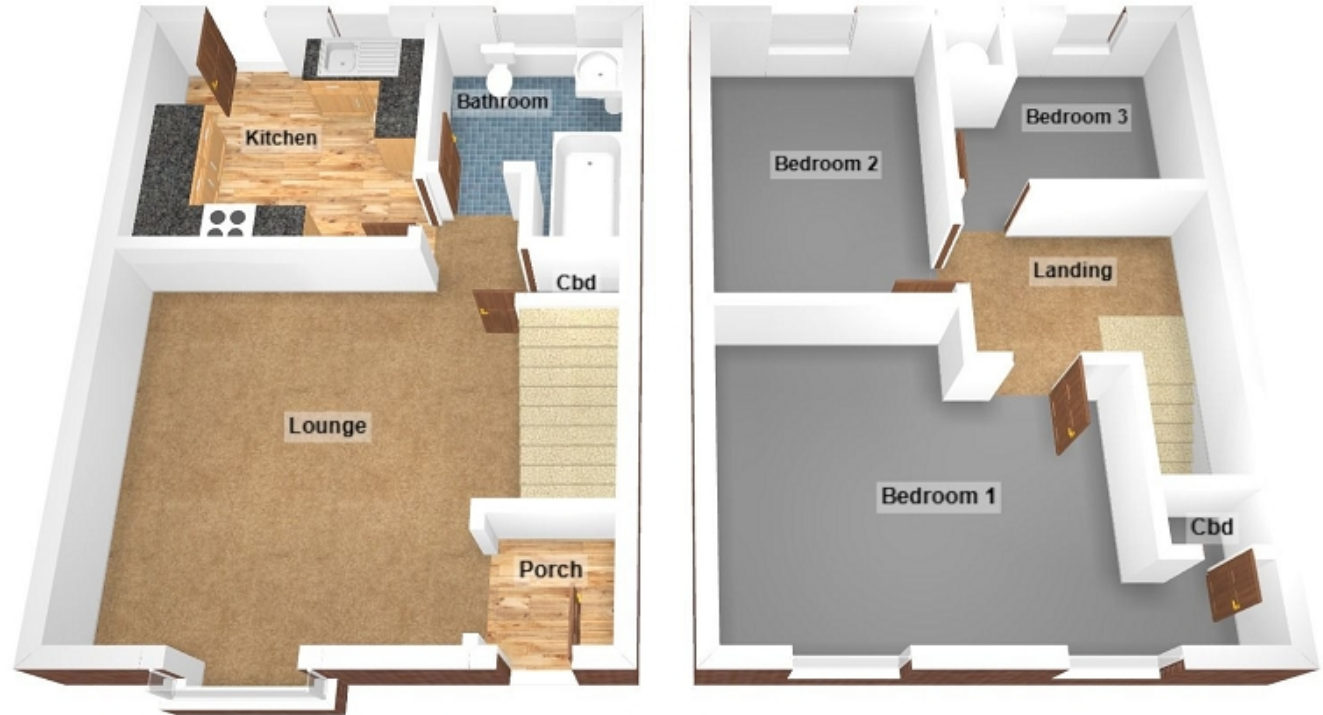


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

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