

Payton
Jewell
Caines



Pendarvis Terrace, Port Talbot, Neath Port
Talbot. SA12 6AX

£145,000

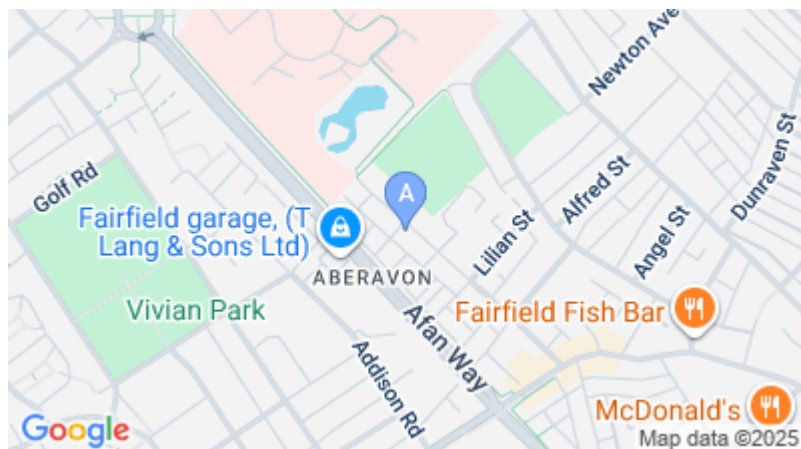
PJC PAYTON
JEWELL
CAINES

Pendarvis Terrace, Port Talbot, Neath Port Talbot. SA12 6AX

Three bedroom semi detached house comprising entrance hall, lounge, kitchen/breakfast room, downstairs shower room, first floor w.c. and good sized enclosed rear garden. Ideal first time or investment purchase.

£145,000 - Freehold

- Three bedroom semi detached house
- Kitchen / breakfast room
- Ground floor shower room and first floor w.c.
- Enclosed rear garden looking over playing fields
- Ideal first time or investor purchase
- EPC - D / Council tax - B



DESCRIPTION

Introducing this three bedroom semi detached house comprising entrance hall, lounge, kitchen/breakfast room, downstairs shower room, first floor w.c. and good sized enclosed rear garden. Ideal first time or investment purchase.

This well positioned property is located within the sought-after area of Aberavon, Port Talbot, just a short distance from the award-winning Aberavon seafront and its popular promenade. The location offers an ideal setting for families with local schools, shops and leisure facilities all within easy reach. Excellent transport links via the M4 corridor and Port Talbot Parkway railway station provide convenient access to neighbouring towns and cities including Swansea and Cardiff. The property benefits from spacious accommodation throughout and is perfectly positioned for those seeking a coastal lifestyle with the convenience of town amenities close by. Early viewing is highly recommended to appreciate all this property has to offer.

Key Features

Freehold

Backing onto playing fields

Ideal first time or investment purchase

Potential rent £875 pcm.

Sold with no onward chain

ENTRANCE

Via part frosted glazed composite front door into the entrance hall.

ENTRANCE HALL

Central light fitting, ceiling mounted smoke detector, emulsioned ceiling and walls, skirting and ceramic tiled flooring.

LOUNGE (13' 4" x 12' 10") or (4.06m x 3.92m)

Overlooking the front of the property via PVCu double glazed window with fitted vertical blind and finished with emulsioned ceiling, central light fitting, ceiling mounted smoke detector, emulsioned walls, skirting and laminate flooring. Fitted storage cupboard housing the hot water tank and further fitted storage cupboard housing the gas and electric meter boxes and under stairs storage. Door through to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM (7' 3" x 12' 3") or (2.21m x 3.73m)

Dual aspect natural light via PVCu double glazed window overlooking the rear and the side and a part glazed PVCu door leading out to the rear patio. Wall mounted gas fired boiler. The kitchen is arranged with low level units in white with roll top work surface including breakfast bar, integrated electric oven with electric hob and overhead extractor hood. Inset sink with mixer tap and drainer, plumbing for automatic washing machine and space for fridge/freezer. Doorway through to the shower room.



SHOWER ROOM (5' 1" x 7' 1") or (1.56m x 2.16m)

Frosted glazed window to the rear, PVCu tongue and groove ceiling with central light fitting, PVCu clad walls and ceramic tiled flooring. Three piece suite in white comprising w.c. wash hand basin with chrome mixer tap, glass shelf and wall mounted mirrored bathroom cabinet, quadrant style shower cubicle with sliding glazed doors housing an electric shower and wall mounted heated chrome towel rail.

LANDING

Via stairs with fitted carpet and wooden balustrade. PVCu double glazed window on the half landing with a fitted roller blind.

BEDROOM 1 (15' 0" x 9' 11") or (4.57m x 3.01m)

PVCu double glazed window overlooking the front with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet. Door leading into wardrobe/storage with PVCu double glazed window to the front with a fitted vertical blind.

BEDROOM 2 (10' 4" x 9' 3") or (3.15m x 2.82m)

Overlooking the rear garden via PVCu double glazed window with a fitted vertical blind and finished with emulsioned ceiling and walls, skirting and fitted carpet.

BEDROOM 3 (8' 6" x 6' 2") or (2.60m x 1.87m)

Overlooking the rear garden via PVCu double glazed window and finished with access to loft storage, emulsioned ceiling and walls and exposed timber floorboards.

SEPARATE WC

Frosted single glazed timber framed window, emulsioned ceiling, half height ceramic tiled walls, tiled flooring and w.c.

OUTSIDE

Enclosed rear garden laid to concrete patio with lawn and side access to the front where there is an enclosed front garden laid to lawn with paved patio to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(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.



GROUND FLOOR



FIRST FLOOR

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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