

FOR
SALE



28 New Street, Aberavon, Port Talbot, West Glamorgan SA12 6HG

£135,000 - Freehold



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PROPERTY SUMMARY

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.

POINTS OF INTEREST

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



ROOM DESCRIPTIONS

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

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

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

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

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

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

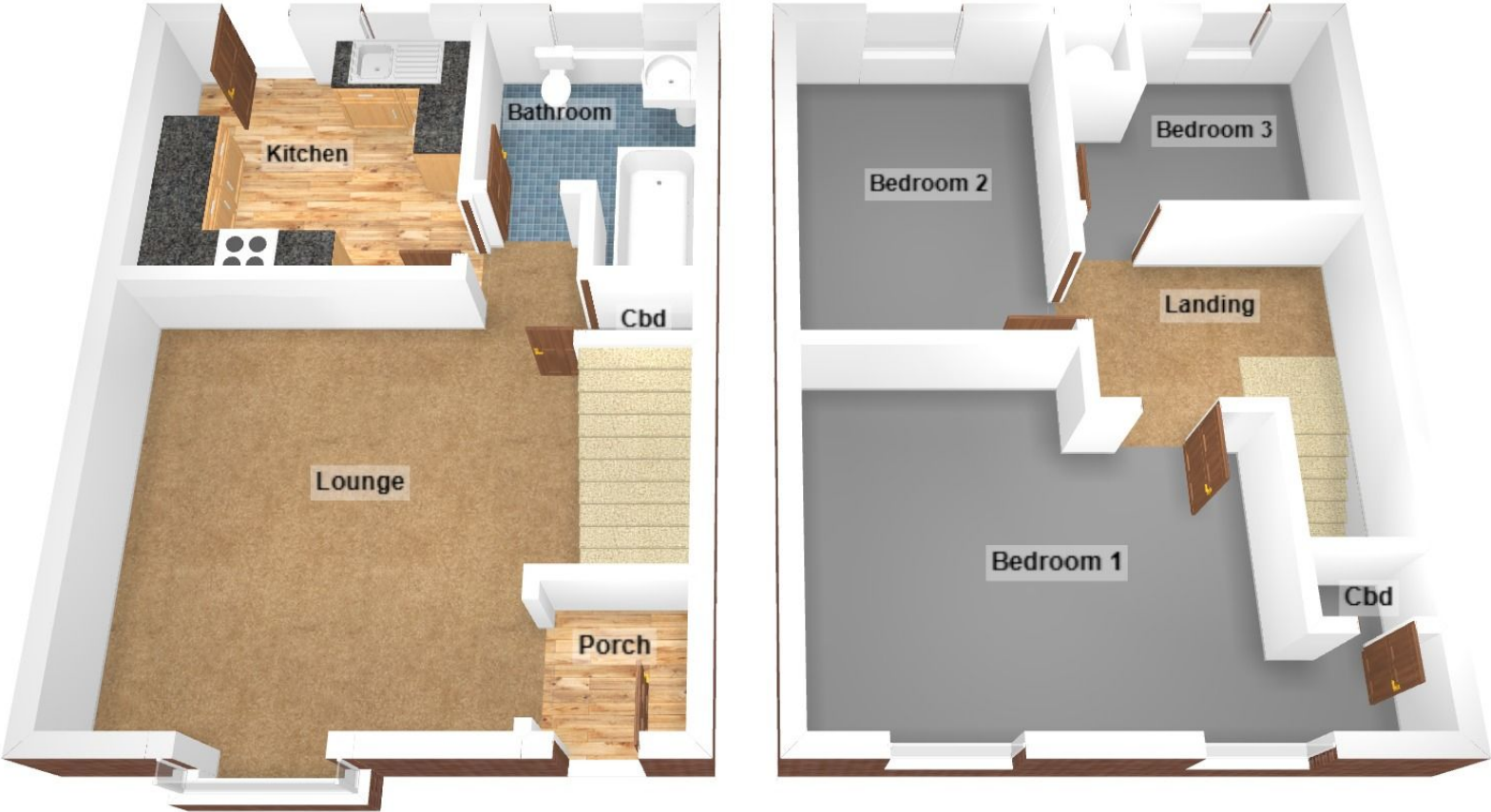
2.45m x 2.67m (8' 0" x 8' 9") Artexed ceiling with pendant light, emulsioned walls, radiator with cover, wood effect laminate flooring and PVCu double glazed window to the rear of the property with curtain pole. Built in storage cupboard housing the gas fired combination boiler.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
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