



Hafod Street, Port Talbot, Neath Port  
Talbot. SA13 1AE

£155,000

**PJC** PAYTON  
JEWELL  
CAINES



# Hafod Street, Port Talbot, Neath Port Talbot. SA13 1AE

Situated in a POPULAR location close to Port Talbot town centre this SPACIOUS traditional mid terrace offers well proportioned FAMILY ACCOMMODATION throughout and benefits from a MODERN family bathroom to the first floor and ENCLOSED garden to the rear with LANE ACCESS.

£155,000 - Freehold

- Three bedroom mid terrace
- Modernised throughout
- Open plan lounge/diner
- Good size fitted kitchen. EPC-D63
- Detached garage with lane access
- Ideal for first time buyers



## DESCRIPTION

Ideal for families or first time buyers, Hafod Street is a popular location within the town centre of Port Talbot with motorway access closeby for commuting to east and west. Ideally situated for nearby schools and local shops, Taibach Memorial Park is a short walk away.

The property has been modernised throughout and offers open plan living space on the ground floor briefly comprising entrance porch, hallway, lounge, dining room and kitchen. To the first floor there are three bedrooms and a family bathroom.

Externally to the rear there is a low maintenance garden mainly laid to patio with a detached garage and a small courtyard to the front.

## ENTRANCE PORCH

Coving. Original tiled flooring. Frosted glass door through to:

## HALLWAY

Coving. Staircase leading to upper floor. Radiator and tiled flooring.

## RECEPTION 1 (12' 2" x 10' 9") or (3.71m x 3.28m)

Coving and ceiling rose. PVCu double glazed bay window overlooking the front. Chimney breast with alcoves either side. Feature fireplace with marble hearth. Radiator and stained floorboards. Square archway through to:

## RECEPTION 2 (12' 10" x 11' 7") or (3.90m x 3.53m)

Coving, and ceiling rose. PVCu double glazed french doors leading out on to the rear garden. Chimney breast with alcoves either side. Understairs storage. Radiator and tiled flooring.

## KITCHEN (16' 1" x 8' 4") or (4.89m x 2.53m)

Coving and spotlights. PVCu double glazed windows overlooking the rear and side. PVCu double glazed door leading out on to the rear garden. White high gloss fitted kitchen having a range of wall and base units with coordinating roll edge worktops. Inset sink and drainer with mixer tap. Built-in electric oven and microwave. Four ring gas burner hob with extractor. Cupboard housing combination boiler. Plumbing for automatic washing machine. Space for tumble dryer and fridge/freezer. Radiator and tiled flooring.

## FIRST FLOOR LANDING

Coving. Access to loft. Stained floorboards.

## BEDROOM 1 (13' 9" x 13' 3") or (4.20m x 4.03m)

Coving. PVCu double glazed bay window overlooking the front. Radiator and stained floorboards.

## BEDROOM 2 (11' 6" x 8' 11") or (3.50m x 2.73m)

Coving. PVCu double glazed window overlooking the rear. Two built-in storage cupboards. Radiator and stained floorboards.

## BEDROOM 3 (7' 9" x 5' 3") or (2.37m x 1.60m)

Coving. PVCu double glazed window overlooking the front. Radiator and stained floorboards.





## FAMILY BATHROOM

Coving and spotlights. Frosted glass PVCu double glazed window overlooking the rear. White three piece suite comprising panelled bath with over head shower, wash hand basin and low level w.c. Tiling to splashback areas. Storage cupboard with shelving. Radiator and laminate flooring.

## OUTSIDE

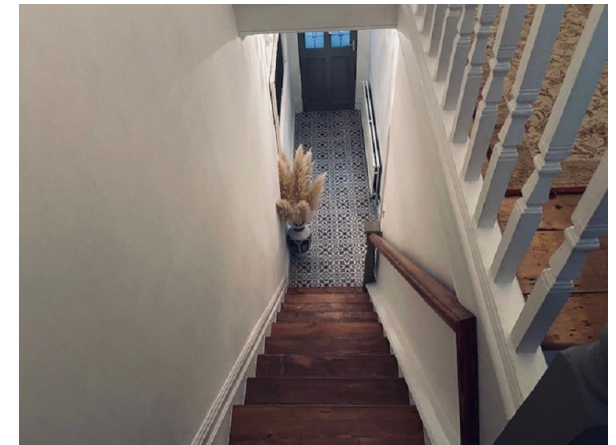
Enclosed garden to the rear which is mostly laid to patio with gate leading out on to the rear lane and detached garage with up and over door.

Small courtyard to the front with gate and pathway leading to the front door.


## NOTE

All photos have been supplied by the vendor.

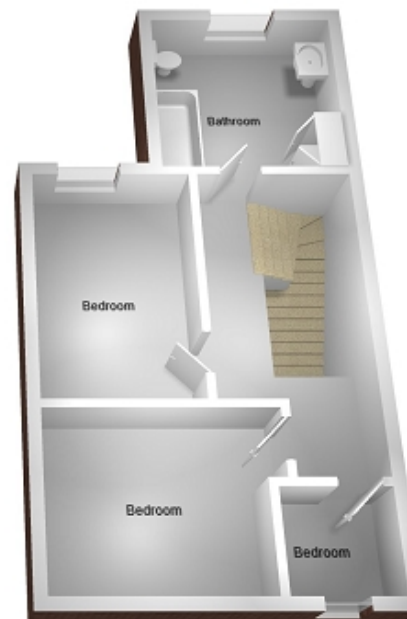
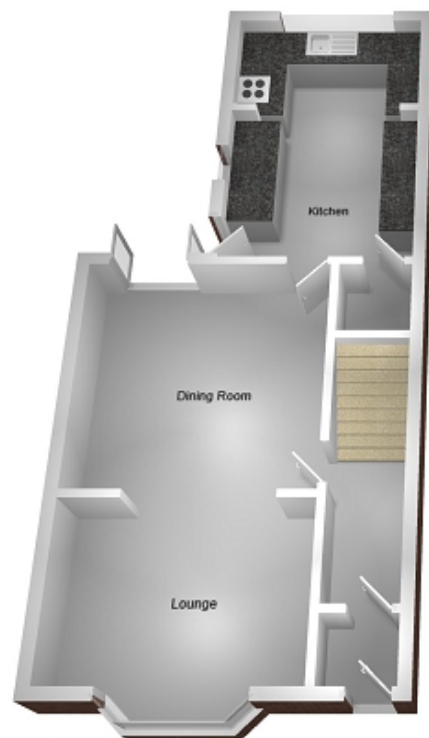
Freehold - however the title deeds have not been inspected.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> 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.



For illustrative purposes only.  
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.  
All measurements are approximate and not to scale.

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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507

[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)

Lettings: 01639 874507

[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)