



Oakwood Street, Port Talbot, Neath Port Talbot. SA13 1BE

Offers Over  
£130,000

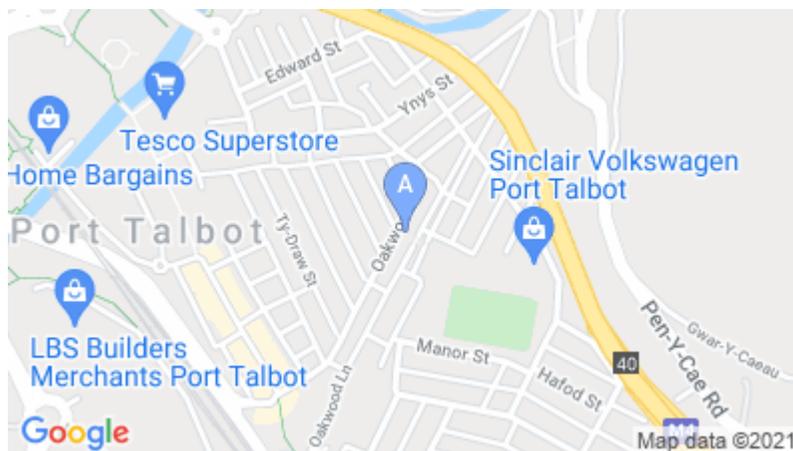
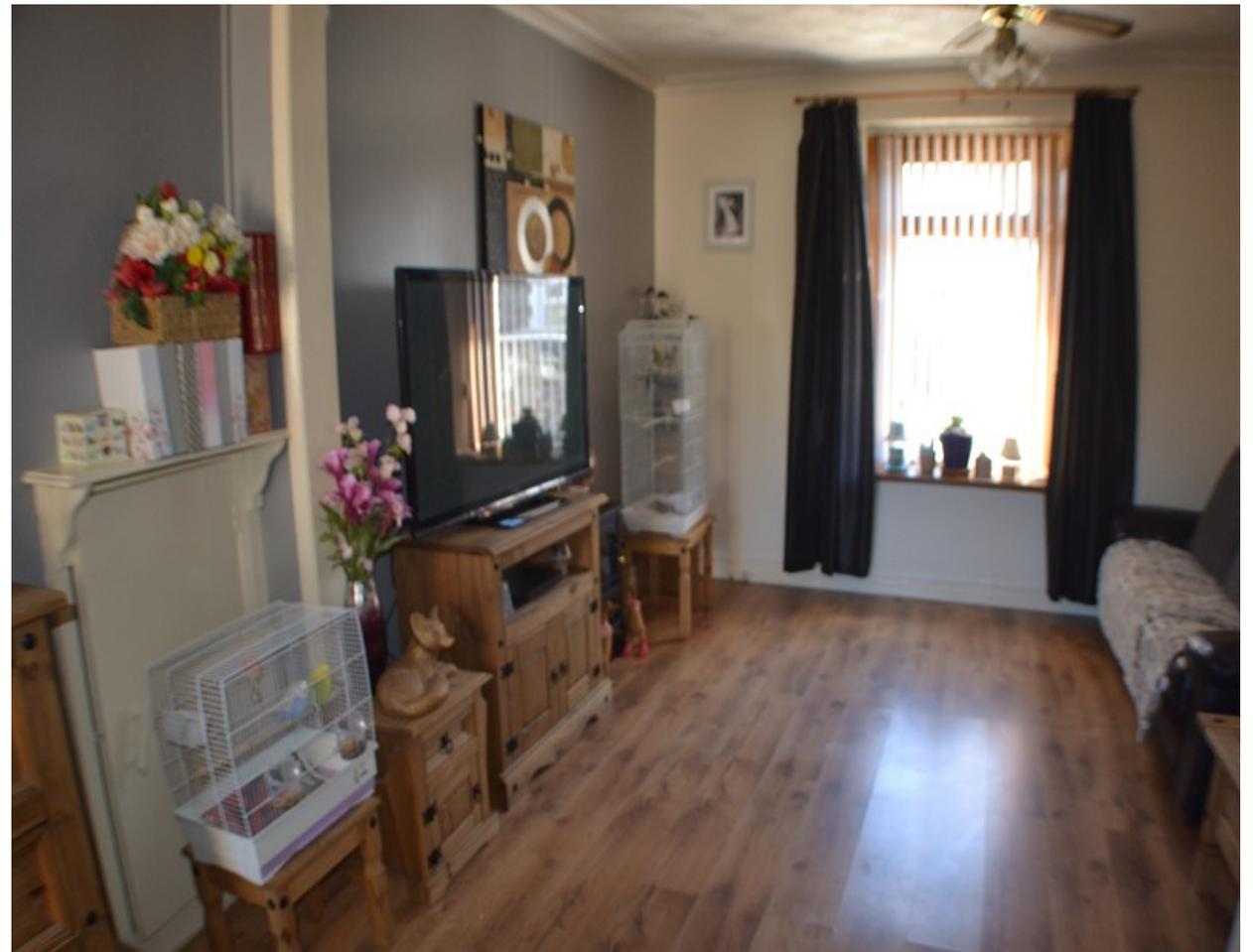


## Oakwood Street, Port Talbot, Neath Port Talbot. SA13 1BE

Ideally located WITHIN WALKING DISTANCE of PORT TALBOT TOWN CENTRE we are pleased to introduce this FOUR BEDROOM terraced house. Benefiting from a ground floor bathroom and an enclosed garden to the rear this would make an IDEAL FAMILY HOME or FIRST TIME PURCHASE.

### Offers Over £130,000 - Freehold

- Within walking distance of Port Talbot town centre
- Four bedroom terraced house
- Enclosed rear garden - EPC E 41
- Ground floor bathroom
- Nearby local schools and shops



## OVERVIEW

Ideally located within walking distance from Port Talbot town centre and transport hub this four bedroom terraced house. Near to local schools and shops with a ground floor bathroom this would make an ideal family home.

Accommodation briefly comprises to the ground two reception rooms, kitchen, utility space and family bathroom. To the first floor four bedrooms.

Externally to the rear there is an enclosed low maintenance garden that benefits from a garage for storage and rear lane access.

## ENTRANCE PORCH

Enter via frosted glass panel PVCu door. Papered walls. Vinyl flooring in a tile effect. Opening through to:

## HALLWAY

Centre ceiling light. Staircase leading to first floor with fitted carpet. Radiator. Continuation of vinyl flooring from the entrance porch. Glass panel door leading through to:

## RECEPTION ROOM 2 (13' 0" x 10' 2") or (3.96m x 3.11m)

Centre ceiling light. Coving. Double glazed PVCu window to the rear. Radiator. Laminate flooring in a wood effect. Square archway leading through to:

## FRONT RECEPTION ROOM (12' 11" x 9' 11") or (3.94m x 3.03m)

Centre ceiling light with ceiling rose. Coving. Double glazed PVCu window to the front allowing plenty of natural light. Radiator. Continuation of laminate flooring in wood effect.

## KITCHEN (11' 4" x 9' 9") or (3.45m x 2.98m)

Two centre ceiling lights. Double glazed PVCu window to the side. Frosted glass panel PVCu door giving access to rear garden. Kitchen is fitted with a range of wall and base units with laminate work tops over. Splash back tiling. Four ring gas hob with electric oven beneath and extractor hood over. Sink and drainer with mixer tap. Space for free standing fridge freezer. Radiator. Opening to an under stair pantry space. Black vinyl flooring in a tile effect. Door leading to:

## UTILITY

Centre ceiling light. Space and plumbing for an automatic washing machine. Half tiled walls. Tiled flooring. Door leading through to:

## GROUND FLOOR BATHROOM (8' 4" x 7' 1") or (2.54m x 2.15m)

Centre ceiling light. Double glaze PVCu window to the rear. Suite comprises of panel side bath with shower head run off the tap, low level w.c and pedestal wash hand basin. Airing cupboard housing combination boiler. Respatex to the walls. Continuation of tiled flooring from the utility room.



## FIRST FLOOR LANDING

Centre ceiling light. Continuation of fitted carpet from the staircase. Area for storage. All doors leading off:

### **BEDROOM 1 (12' 2" x 9' 3") or (3.71m x 2.82m)**

Centre ceiling light. Double glazed PVCu window to the rear. Radiator. Fitted carpet.

### **BEDROOM 2 (10' 4" x 10' 4") or (3.16m x 3.14m)**

Centre ceiling light. Double glazed PVCu window to the rear. Radiator. Fitted carpet.

### **BEDROOM 3 (10' 4" x 10' 2") or (3.15m x 3.10m)**

Centre ceiling light. Double glazed window to the front. Radiator. Fitted carpet.

### **BEDROOM 4 (10' 4" x 5' 11") or (3.14m x 1.81m)**

Centre ceiling light. Double glazed PVCu window to the front. Radiator. Fitted carpet. Door leading through to:

## **OUTSIDE**

To the rear of the property there is an enclosed rear garden bound by high level walls and fence panels. The garden is mainly laid to patio with mature trees, shrubs and borders for planting. There is a garage to the back with a gate to the side giving rear access.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



## Awaiting Floorplans

Please visit [pjchomes.co.uk](http://pjchomes.co.uk) for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 [twitter.com/pjchomes](https://twitter.com/pjchomes)

 Search 'Payton Jewell Caines'

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

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