

Payton
Jewell
Caines



Forge Road, Port Talbot Town, Port Talbot,
Neath Port Talbot. SA13 1PF

£130,000

PJC PAYTON
JEWELL
CAINES

Forge Road, Port Talbot Town, Port Talbot, Neath Port Talbot. SA13 1PF

TRADITIONAL BUILT FOUR BEDROOM MID TERRACE property situated within walking distance of PORT TALBOT TOWN CENTRE, local shops, amenities transport links. Would make an ideal purchase for an INVESTOR or FIRST TIME BUYER. Property benefits from FOUR BEDROOMS, THREE RECEPTION ROOMS and can be offered with NO ONGOING SALE.

£130,000 - Freehold

- Four bedroom mid terrace property
- Three reception rooms
- Generous size accommodation
- Enclosed rear garden
- NO ONGOING CHAIN
- Council Tax B/EPC E



DESCRIPTION

We are pleased to offer to market this TRADITIONAL BUILT FOUR BEDROOM MID TERRACE property situated within walking distance of PORT TALBOT TOWN CENTRE, local shops, amenities transport links. Property benefits from FOUR BEDROOMS, THREE RECEPTION ROOMS and can be offered with NO ONGOING SALE.

Accommodation briefly comprises hallway, three reception rooms, kitchen, downstairs w.c. rear porch, four bedrooms and family bathroom.

Externally the rear garden is enclosed with gate to rear lane.

ENTRANCE

Accessed via wooden part glazed front door into:

PORCH

Skimmed ceiling. Papered walls with dado rail. Glazed wooden door into:

HALLWAY

Skimmed ceiling and coved. Papered walls. Fitted carpet. Stairs to first floor accommodation. Door into ground floor accommodation.

RECEPTION 1 (13' 10" x 12' 0") or (4.21m x 3.66m)

3.66m into bay.

Skimmed ceiling and coved. Papered walls. Front facing dark wood effect PVCu double glazed bay window. Wooden window seat built into bay. Radiator. Wood effect laminate floor. Tiled fireplace with wooden surround and mantle. Cupboards and shelves built into the alcoves.

RECEPTION 2 (13' 0" x 12' 7") or (3.97m x 3.83m)

Artexed ceiling and coved. Papered walls. Rear facing wood framed single glazed window. Radiator. Wood effect laminate floor. Brick fireplace with inset gas fire. Storage built into alcoves.

RECEPTION 3 (12' 2" x 9' 5") or (3.71m x 2.86m)

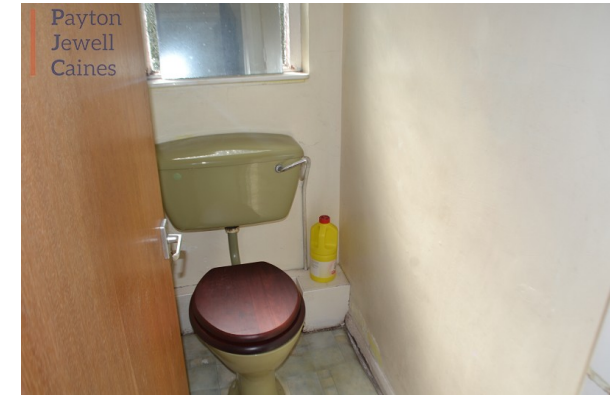
Skimmed ceiling and coved. Papered walls. Side facing PVCu double glazed window. Radiator. Wood effect laminate floor. Wall mounted gas fire and back boiler with wooden mantle and surround.

KITCHEN (17' 1" x 9' 10") or (5.21m x 3.0m)

Skimmed ceiling and coved. Emulsioned walls. Ceramic tile to splash back areas. Rear facing PVCu double glazed window. Side facing PVCu double glazed window. Radiator. Vinyl flooring. Kitchen is fitted with a range of pine wall and base units with laminate worktops. Cream melamine one and half sink and drainer with brown hot and cold mixer tap. Free standing gas cooker. Under counter space for three appliances. Built in cupboard housing the hot water tank.

DOWNSTAIRS W.C.

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Rear facing frosted wooden framed single glazed glass. Room is fitted with an avocado green w.c.



REAR PORCH

Low brick rear porch. Polycarbonate roof. Wrap around PVCu double glazed windows. Half glazed PVCu double glazed door leading to rear garden.

LANDING

Polystyrene ceiling tiles. Papered walls. Fitted carpet. Built in storage cupboard. Doors leading off.

BEDROOM 1 (12' 6" x 9' 3") or (3.80m x 2.83m)

Skimmed ceiling. Emulsioned walls. Front facing dark wood effect PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 2 (10' 2" x 9' 10") or (3.11m x 3.00m)

Polystyrene tiled ceiling. Papered walls. Rear facing wood framed single glazed window. Radiator. Fitted carpet. Range of melamine wardrobes and cupboards.

BEDROOM 3 (9' 9" x 6' 6") or (2.96m x 1.99m)

Skimmed ceiling. Emulsioned walls. Side facing PVCu double glazed window. Rear facing part glazed PVCu door leading out onto the kitchen flat roof. Radiator. Vinyl flooring.

BEDROOM 4 (9' 3" x 6' 7") or (2.83m x 2.00m)

Plastered ceiling. loft access hatch. Plastered walls. Front facing dark wood effect PVCu double glazed window. Radiator. Carpet.

FAMILY BATHROOM (5' 10" x 5' 9") or (1.79m x 1.74m)

Polystyrene tiled ceiling. Half emulsioned half ceramic wall tiles. Side facing frosted PVCu double glazed window. Radiator. Vinyl floor covering. Room is fitted with beige three piece suite comprising pedestal wash hand basin with brass hot and cold taps, w.c. bath with brass hot and cold taps.

OUTSIDE


Rear garden is bounded on three sides by wood fence and wall. Paved central pathway with planted borders on either side with mature shrubs and trees. Ornamental pond. Wooden gate leading to rear lane.

NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(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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