

Payton
Jewell
Caines



Hillview Terrace, Port Talbot, Neath Port
Talbot. SA13 1AD

£165,000

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Welcoming to the market this spacious three bedroom mid-terraced traditional build house that would be an ideal family home. The property benefits from being located close to Port Talbot town centre will all local shops, schools, amenities and good transport links to the M4. Sold with NO ONGOING CHAIN.

£165,000 - Freehold

- Three bedroom mid-terraced house
- Three reception rooms
- Off road parking to rear
- PVCu double glazed windows throughout
- NO ONGOING CHAIN
- Council tax C/EPC D



DESCRIPTION

Welcoming to the market this spacious three bedroom mid-terraced traditional build house that would be an ideal family home. The property benefits from being located close to Port Talbot town centre will all local shops, schools, amenities and good transport links to the M4. Sold with NO ONGOING CHAIN.

Property briefly consists of three reception rooms, kitchen, three bedrooms and family bathroom. Externally there is both front and rear gardens and space for off road parking.

FRONT GARDEN

Bounded on three sides by brick and stone wall with iron gate and pathway leading to front door.

ENTRANCE

Part glazed PVCu front door leading into porch. Wallpapered ceiling with coving. Ceramic wall tiles. Ceramic floor tiles. Door leading into:

HALLWAY

Wallpapered ceiling with pendant light fitting. Emulsioned walls with dado rail. Skirting board. Radiator. Solid wood flooring. Stairs to first floor accommodation with understair storage. Doors leading off.

RECEPTION 1 (13' 6" x 12' 6") or (4.12m x 3.82m)

Measurement into bay

Stippled ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Front facing PVCu double glazed bay window with fitted Venetian blind and curtain pole.

RECEPTION 2 (11' 5" x 10' 2") or (3.49m x 3.10m)

Wallpapered ceiling with coving. Wallpapered walls. Skirting board. Radiator. Fitted carpet. Focal point to the room is the tiled hearth with wooden fire surround and inset tiled cast iron fire place. Rear facing PVCu double glazed french doors leading to rear garden with fitted Vertical blinds.

RECEPTION 3 (12' 5" x 10' 5") or (3.78m x 3.17m)

Wallpapered ceiling with coving. Emulsioned walls with feature papered wall. Radiator. Solid wood flooring. Side facing PVCu double glazed window with fitted vertical blinds.

KITCHEN (10' 6" x 10' 4") or (3.21m x 3.14m)

Respatex clad ceiling with inset spotlights. Emulsioned walls. Skirting board. Radiator. Vinyl flooring. Room is fitted with a range of white floor and wall cupboards with complementary worktops. Round stainless steel sink and drainer with chrome hot and cold mixer tap. White enamel four ring gas hob with extractor hood above and built in electric oven below. Space for an upright fridge/freezer and undercounter space for two appliances. Rear facing PVCu double glazed window with fitted Venetian blind. Half double glazed PVCu door leading to the rear garden.

LANDING

Emulsioned ceiling with pendant light fitting. Emulsioned walls with dado rail. Skirting board. Radiator. Fitted carpet. Doors leading off.



FAMILY BATHROOM (7' 7" x 5' 6") or (2.32m x 1.67m)

Emulsioned ceiling with loft access hatch and flush light fitting. Floor to ceiling ceramic wall tiles. Radiator. Ceramic floor tiles. Room is fitted with a three piece white suite comprising of low level WC, wall mounted wash hand basin with chrome hot and cold mixer tap, freestanding cast iron bathtub with chrome hot and cold mixer tap with shower attachment and wall mounted Triton electric shower with shower curtain. Side facing PVCu frosted double glazed window with fitted Venetian blind.

BEDROOM 1 (17' 8" x 13' 1") or (5.39m x 4.00m)

Wallpapered ceiling with coving and pendant light fitting. Wallpapered walls. Skirting board. Radiator. Fitted carpet. two front facing PVCu double glazed windows with fitted Venetian blinds.

BEDROOM 2 (10' 9" x 10' 8") or (3.28m x 3.24m)

Artex ceiling with coving and pendant light fitting. Wallpapered walls. Skirting board. Radiator. Fitted carpet. Rear facing PVCu double glazed window with curtain pole.

BEDROOM 3 (10' 5" x 8' 1") or (3.18m x 2.46m)

Wallpapered ceiling with coving. Wallpapered walls. Skirting board. Radiator. Fitted carpet. Built in storage cupboard housing the gas fired combination boiler. Rear facing PVCu double glazed window with fitted vertical blind.

REAR GARDEN


Bounded on three sides by brick and block wall and wooden fence panels. Low maintenance rear garden laid with an area of Astroturf and paved sun terrace. Wooden gate leading to rear lane. Double wooden gates allowing for off road parking.

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 | 62 | |
| (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.



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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