

Payton
Jewell
Caines



Wern Road, Port Talbot, Neath Port Talbot.
SA13 2BA

£140,000

PJC PAYTON
JEWELL
CAINES

Wern Road, Port Talbot, Neath Port Talbot. SA13 2BA

We are please to present to the market this three bedroom semi-detached property with off road parking and two single garages. Generous sized family home with three reception rooms, property in need of modernising. Early viewing is highly recommended to see this potential family home offered with NO ONGOING CHAIN.

£140,000 - Freehold

- Three bedroom semi detached house
- Three reception rooms
- Off road parking and two single garages
- Front and rear garden
- NO ONGOING CHAIN
- Council Tax B/EPC -



DESCRIPTION

We are pleased to present to the market this three bedroom semi-detached property with off road parking and two single garages. Located in the heart of Margam, the property benefits from access to local shops, Eastern Primary School/Ysgol Gynradd Dwyrain, local amenities and good transport links to Port Talbot town centre. Early viewing is highly recommended to see this potential family home offered with NO ONGOING CHAIN.

Property briefly consists of three reception rooms, kitchen, three bedrooms, family bathroom with separate WC. Externally there are both front and rear gardens with off road parking and two single garages.

FRONT GARDEN

Enclosed by wall. Off road parking for one vehicle. Paved footpath leading to front door. Access to single attached garage with up and over door.

ENTRANCE

Access via PVCu decorative double glazed front door and matching side screen into entrance. Papered ceiling with coving. Papered walls. Fitted carpet. Radiator. Stairs to first floor accommodation with fitted carpet. Understair storage cupboard. Doors leading off.

RECEPTION 1 (12' 9" x 12' 0") or (3.88m x 3.65m)

Papered ceiling with coving. Papered walls. Recessed wall to chimney breast. Wall light facilities. Fitted carpet. Radiator. Original tiled fire surround and hearth with onset electric fire. PVCu double glazed window set within bay to front of property.

RECEPTION 2 (13' 6" x 11' 10") or (4.12m x 3.61m)

Emulsioned ceiling. Papered walls. Recessed walls to chimney breast. Radiator. Fitted carpet. Original fire surrounds with onset electric fire. PVCu double glazed window set within bay to rear of property.

RECEPTION 3/BREAKFAST ROOM (10' 5" x 7' 3") or (3.18m x 2.20m)

PVCu tongue and groove cladding to ceiling and walls. Fitted carpet. Radiator. Gas fire set on hearth with fire surround and wooden mantle. PVCu double glazed window to side of property. Opening into:

KITCHEN (10' 8" x 7' 5") or (3.26m x 2.27m)

PVCu cladding to ceiling. Fully tiled walls. Part carpet and part vinyl flooring. Range of wall and base units with complementary worktops. Single drainer sink unit with hot and cold mixer tap. Gas cooker point. Plumbing for automatic washing machine. PVCu double glazed window and door leading to rear garden.

LANDING

Papered ceiling with coving. Papered walls. Fitted carpet. PVCu frosted double glazed window to side of property. Doors leading off.

FAMILY BATHROOM (7' 7" x 7' 3") or (2.32m x 2.21m)

PVCu plastic cladding to ceiling and walls. Fitted carpet. Radiator. Room is fitted with a two piece pink suite comprising pedestal wash hand basin and panel bath. Cupboard housing the combination boiler. PVCu frosted double glazed window to rear of property.



W.C.

PVCu cladding to ceiling and walls. Fitted carpet. Low level WC. PVCu frosted double glazed window to side of property.

BEDROOM 1 (13' 9" x 11' 11") or (4.20m x 3.64m)

Emulsioned ceiling with coving. Papered walls. Fitted carpet. Radiator. PVCu double glazed window set within bay to rear of property.

BEDROOM 2 (13' 2" x 12' 0") or (4.02m x 3.65m)

Emulsioned ceiling with coving. Papered walls. Fitted carpet. Radiator. PVCu double glazed window set within bay to front of property.

BEDROOM 3 (7' 11" x 7' 4") or (2.41m x 2.24m)

Emulsioned ceiling with coving. Access into attic. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

REAR GARDEN


Enclosed and bounded by wall. Low maintenance garden with paved areas. Side access via wooden gate. Courtesy door into garage. Two out buildings and WC. Further single detached garage to rear.

NOTE

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		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk