

Payton  
Jewell  
Caines



Thomas Street, Port Talbot, Neath Port  
Talbot. SA12 6LT

£115,000

 PAYTON  
JEWELL  
CAINES



# Thomas Street, Port Talbot, Neath Port Talbot. SA12 6LT

Investment opportunity to purchase this THREE bedroom mid-terraced house. The property is IDEALLY LOCATED within walking distance of Port Talbot town centre and Aberavon beach front and benefits from good transport links. Selling with EXCELLENT LONG TERM TENANT IN SITU.

£115,000 - Freehold

- Investment opportunity
- Large reception room
- Downstairs bathroom
- Enclosed rear garden
- Selling with excellent long term tenant in situ





## DESCRIPTION

Investment opportunity to purchase this THREE bedroom mid-terraced house. The property is IDEALLY LOCATED within walking distance of Port Talbot town centre and Aberavon beach front and benefits from good transport links. Selling with EXCELLENT LONG TERM TENANT IN SITU.

Accommodations briefly comprises to the ground floor hallway, two reception, kitchen and bathroom. To the first floor three bedrooms. To the rear there is an enclosed garden and garage.

## HALLWAY

Access via oak effect PVCu front door with glazed panel. Emulsioned ceiling. Coving. Emulsioned walls. Radiator. Stairs to first floor. Wood effect laminate flooring. Door leading to:

## RECEPTION 1 (12' 8" x 10' 2") or (3.87m x 3.11m)

Emulsioned ceiling. Coving. Emulsioned walls. Front facing oak effect PVCu double glazed window. Radiator. Wood effect laminate flooring. Opening into:

## RECEPTION 2 (12' 2" x 11' 11") or (3.70m x 3.63m)

Emulsioned ceiling. Emulsioned walls. Wooden fire surround and hearth. Rear facing oak effect PVCu double glazed window. Radiator. Wood effect laminate flooring. Opening into:

## KITCHEN (11' 7" x 7' 4") or (3.53m x 2.23m)

Emulsioned ceiling. Inset spotlights. Emulsioned walls. Side facing oak effect PVCu double glazed window. Room is fitted with a range of grey gloss floor and wall cupboards with laminate worktops. Stainless steel sink and drainer with mixer tap. Four ring gas built in hob. Built in electric oven below. Overhead extractor hood. Oak effect part double glazed PVCu door. Vinyl flooring.

## FAMILY BATHROOM (6' 11" x 5' 7") or (2.11m x 1.69m)

Emulsioned ceiling. Flush light fitting. Floor to ceiling ceramic wall tiles with one emulsioned wall. Side and rear facing oak effect PVCu double glazed windows. Room is fitted with a three piece white suite comprising W.C., pedestal wash hand basin and bath tub with a wall mounted shower and a glass shower screen. Radiator. Vinyl floor tiles.

## LANDING

Emulsioned ceiling. Loft access hatch. Emulsioned walls. Rear facing oak effect PVCu double glazed window. Fitted carpet. All doors leading off.

## BEDROOM 1 (10' 10" x 7' 4") or (3.30m x 2.24m)

Wallpapered ceiling. Emulsioned walls. Front facing oak effect PVCu double glazed window. Radiator. Fitted carpet.

## BEDROOM 2 (11' 7" x 8' 10") or (3.54m x 2.69m)

Emulsioned ceiling. Emulsioned walls. Rear facing oak effect PVCu double glazed window. Radiator. Built in storage housing the combi boiler. Fitted carpet.



### **BEDROOM 3 (12' 0" x 6' 0") or (3.66m x 1.83m)**

Wallpapered ceiling. Emulsioned walls. Front facing oak effect PVCu double glazed window. Radiator. Fitted carpet.


### **REAR GARDEN**

Bounded on three side by block walls. Paved sun terrace leading to lawn area and single garage to rear. Lane access.

### **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+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.



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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