

Payton
Jewell
Caines



Wood Street, Port Talbot, Neath Port
Talbot. SA13 2HW

£89,950

 PAYTON
JEWELL
CAINES

Wood Street, Port Talbot, Neath Port Talbot. SA13 2HW

Calling all FIRST TIME BUYERS and INVESTORS to view this three bedroom (bedroom three now shower room) mid terraced property in need of modernisation throughout. Offered with NO ONGOING CHAIN.

£89,950 - Freehold

- Three bedroom mid-terraced house
- Downstairs bathroom and upstairs shower room (bedroom three)
- Kitchen with separate pantry
- Rear garden with garage
- NO ONGOING CHAIN
- EPC D/Council Tax B



DESCRIPTION

Calling all FIRST TIME BUYERS and INVESTORS to view this three bedroom (bedroom three now shower room) mid terraced property in need of modernisation throughout. Located in the heart of Margam, this property benefits from access to local shops including supermarkets, Eastern Primary School, local amenities and good transport links to the M4 corridor. Offered with NO ONGOING CHAIN.

The property briefly consist of lounge and dining area, kitchen, pantry, downstairs bathroom, two bedroom and upstairs shower room/bedroom. Externally there are front and rear gardens with a garage.

ENTRANCE

Access via part panel part frosted double glazed PVCu front door leading into:

LOUNGE / DINING ROOM (21' 1" max x 17' 0" max) or (6.42m max x 5.19m max)

Measurements at widest point

Artex ceiling. Papered walls with artex to one wall. Fitted carpet. Two radiators. Staircase to first floor accommodation. Wall mounted gas fire with wood tongue and groove panelling behind. Open plan to Understair area. Two PVCu double glazed windows to front of property one set within box bay. Aluminium double glazed window to rear of property. Doorway leading into:

KITCHEN (19' 0" max x 9' 4" max) or (5.80m max x 2.85m max)

Measurements at widest point

Polystyrene tiled ceiling. Papered walls with tiled splash back areas. Vinyl flooring. Range of wall and base units with complementary work surfaces. Single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Space for other appliances. Electric cooker point (cooker to remain). Radiator. PVCu double glazed window to rear of property. Multi glazed door leading to inner passage. Door leading into:

PANTRY (6' 1" x 4' 6") or (1.86m x 1.37m)

Artex ceiling. Artex walls. Tiled flooring. Shelving to walls. Hot water tank.

INNER PASSAGE

Artex ceiling. Papered walls. Vinyl flooring. Wooden part panel frosted single glazed door to rear. Door leading into:

BATHROOM (9' 4" x 5' 6") or (2.85m x 1.67m)

Artex ceiling with coving. Papered walls. Continuation of vinyl flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin with tiled splash back area, panel bath with fully tiled walls. Two PVCu frosted double glazed window to rear of property.

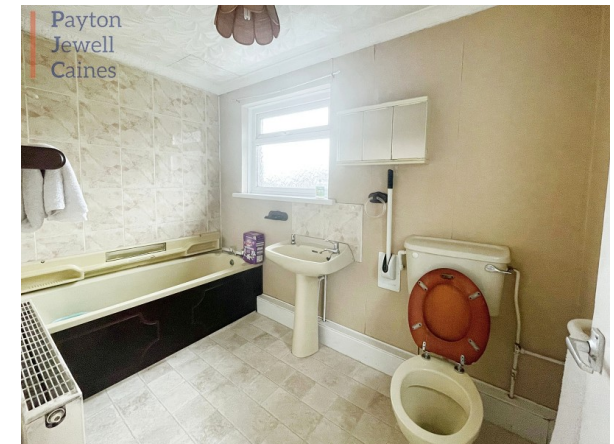
LANDING

Artex ceiling and walls. Fitted carpet. Doors leading off.

BEDROOM 1 (17' 1" max x 10' 10" max) or (5.20m max x 3.29m max)

Measurements at widest point

Part papered and part polystyrene tiled ceiling. Papered walls. Fitted carpet. Radiator. Floor to ceiling fitted wardrobes with three sliding doors. PVCu double glazed window to front of property.



BEDROOM 2 (11' 5" x 9' 7") or (3.48m x 2.92m)

Polystyrene tiled ceiling. Artex walls. Fitted carpet. Radiator. PVCu double glazed tilt and turn window to rear of property.

BEDROOM 3/SHOWER ROOM (7' 10" x 7' 2") or (2.40m x 2.18m)

Polystyrene tiled ceiling with coving. Half papered and half tiled walls with fully tiled wall to shower area. Vinyl flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, shower tray with shower rail, curtain and overhead electric shower. PVCu frosted double glazed tilt and turn window to rear of property.

OUTSIDE

Front garden is enclosed and bounded on three sides by wall with pedestrian gate leading to front forecourt. Footpath to front door.

Rear garden is enclosed and bounded by wooden fence and wall. Laid to lawn with raised planter beds. Outdoor tap. Garage at rear of the garden.

GARAGE (16' 9" x 16' 7") or (5.11m x 5.05m)


Garage has double wooden doors and single pedestrian doors with rear lane access. Courtesy door and window from rear garden

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		85
(69-80) C		
(55-68) D	59	
(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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