

Payton  
Jewell  
Caines



Gower Street, Port Talbot, Neath Port  
Talbot. SA13 1SL

£149,950





# Gower Street, Port Talbot, Neath Port Talbot. SA13 1SL

With many original features, this generous sized three bedroom end of terrace property would make an ideal INVESTMENT OPPORTUNITY. Early viewing is recommended to fully appreciate the potential of this family home offered with NO ONGOING CHAIN.

£149,950 - Freehold

- Three bedroom end of terrace house
- Three reception rooms
- Downstairs shower room and upstairs bathroom
- Single detached garage
- NO ONGOING CHAIN
- EPC E/Council tax C





## DESCRIPTION

With many original features remaining, this generous sized three bedroom end of terrace property would make the ideal INVESTMENT OPPORTUNITY. The property is in need of modernisation and refurbishment throughout. Located in the popular area of Port Talbot Town close to local shops, Central Junior School, Central Infants School, amenities and has good transport links. Early viewing is recommended to fully appreciate the potential of this family home offered with NO ONGOING CHAIN.

The property briefly consist of three reception rooms, kitchen, utility space, downstairs shower room, three bedrooms and upstairs bathroom with separate toilet. Externally there is a front forecourt and a rear garden offering plenty of storage space and single detached garage.

## ENTRANCE

Access via wooden door leading into a welcoming entrance hall. Skimmed ceiling. Papered walls with picture rail. Terrazzo flooring. Radiator. Split level staircase leading to first floor accommodation. Original wood framed decorative glazed window to side. Doors leading off.

## RECEPTION 1 (16' 11" x 12' 10") or (5.15m x 3.90m)

Skimmed ceiling. Papered walls with picture rail. Two radiators. Focal point to the room is the original fire surrounds with tiled hearth, back plate and open fire. Wood framed sash style single glazed window to front window set within bay.

## RECEPTION 2 (16' 4" x 11' 0") or (4.98m x 3.36m)

\*Measurements including the bay window\*

Skimmed ceiling. Papered walls with picture rail. Fitted carpet. Radiator. Focal point to the room is the original wooden fire surrounds with tiled hearth, back plate and open fire. Wood framed aluminium double glazed window set within bay to rear of property.

## RECEPTION 3 (12' 5" x 9' 6") or (3.78m x 2.90m)

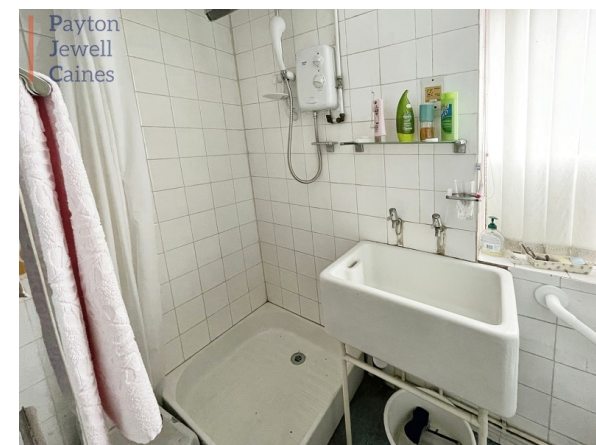
Papered ceiling. Papered walls with picture rail. Wooden flooring. Radiator. Focal point to the room is the original wooden fire surrounds with tiled hearth, back plate and open fire. Two metal framed single glazed windows, one to rear of property and one to side of property. Wooden door leading to:

## KITCHEN (12' 6" x 7' 3") or (3.80m x 2.21m)

Part emulsioned and part polystyrene tiled ceiling with roof space access hatch. Part tiled and part emulsioned walls with one wall fully tiled. Carpet tile flooring. Radiator. Freestanding base units. Stainless steel one and a half bowl single drainer sink unit with mixer tap. Plumbing for automatic washing matching. Gas cooker point. Wall mounted boiler. Two aluminium double glazed windows to rear and side of property. Glazed door leading into:

## INNER HALLWAY / UTILITY

Emulsioned ceiling and walls. Carpet tiles to flooring. Built in cupboard with shelving. Two aluminium double glazed windows to rear of property. Aluminium double glazed door to rear garden. Door leading into:



## SHOWER ROOM (8' 2" x 3' 10") or (2.50m x 1.16m)

Emulsioned ceiling. Emulsioned walls with two walls fully tiled. Vinyl flooring. Radiator. Room is fitted with a three piece suit in white comprising low level WC, Belfast sink, shower tray with overhead electric shower, shower rail and curtain. Metal single glazed window to rear of property.

## LANDING

Papered ceiling. Papered walls. Fitted carpet. Original staircase with centre carpets and original carpet grips. Radiator. Doors leading off.

## W.C.

Skimmed ceiling. Fully tiled walls. Fitted carpet. Low level WC. Aluminium double glazed window to rear of property.

## BATHROOM (9' 7" x 6' 7") or (2.93m x 2.01m)

Skimmed ceiling. Fully tiled walls. Fitted carpet. Radiator. Room is fitted with a three piece suite comprising bidet, pedestal wash hand basin, panel bath with shower rail and curtain. Built in cupboard with shelving and radiator. Aluminium frosted double glazed window to rear of property.

## BEDROOM 1 (15' 4" x 13' 0") or (4.67m x 3.95m)

Papered ceiling. Papered walls with picture rail. Fitted carpet. Radiator. Original wooden fire surrounds with tiled back plate and open fire. Original wooden single glazed sash style window set within bay to front of property.

## BEDROOM 2 (13' 11" x 13' 0") or (4.25m x 3.97m)

Papered ceiling. Papered walls. Radiator. Original wooden fire surround with tiled back plate. Aluminium double glazed window to rear of property.

## BEDROOM 3 (9' 11" x 8' 8") or (3.02m x 2.64m)

Papered ceiling with loft access hatch. Part papered and part emulsioned walls. Fitted carpet. Radiator. Wood framed single glazed sash style window to front of property.

## OUTSIDE

Front forecourt enclosed and bounded by wall with wrought iron gate giving access to tiled pathway leading to front door. Flower borders. Side access gate leading to the rear garden.

Rear garden is enclosed and bounded by wall. Flower borders. Large paved patio areas ideal for garden furniture. Rear gate to lane. Generously sized single detached garage with light and power supply and access via up and over doors, courtesy door and window from garden. Storage sheds. Outdoor tap.

## NOTES


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



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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