

Payton  
Jewell  
Caines



Somerset Street, Port Talbot, Neath Port  
Talbot. SA13 1UA

£169,950

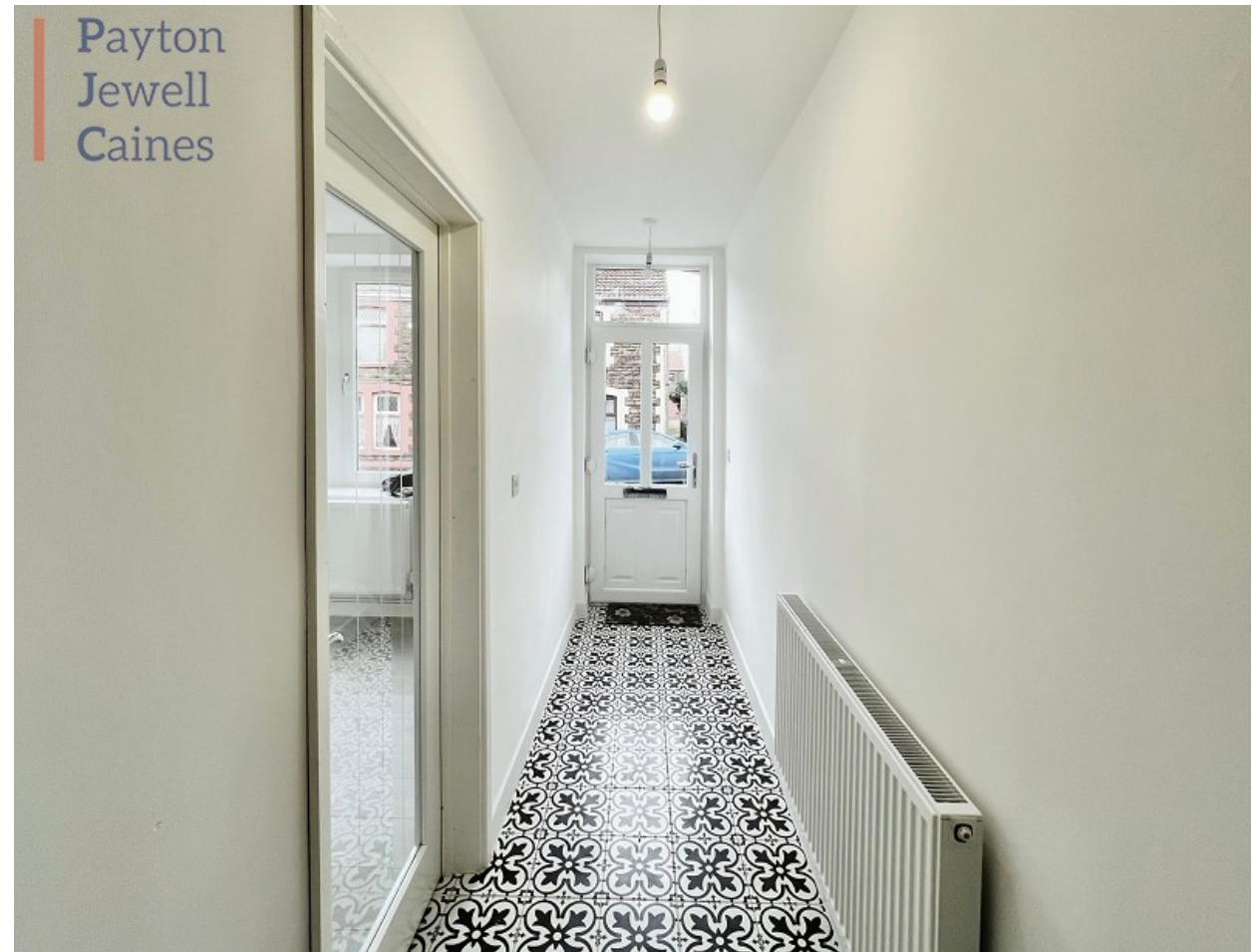


## Somerset Street, Port Talbot, Neath Port Talbot. SA13 1UA

Located in the popular area of Taibach you will find this recently renovated four bedroom mid terraced property ideal for any GROWING FAMILIES. Early viewing is highly recommended to appreciate this well presented home offered with NO ONGOING CHAIN.

**£169,950 - Freehold**

- Four bedroom refurbished mid terrace house
- Two reception rooms
- Downstairs bathroom and upstairs shower room
- Rear garden with rear lane access
- NO ONGOING CHAIN
- EPC D/ Council Tax A



## DESCRIPTION

Located in the popular area of Taibach you will find this recently renovated four bedroom mid terraced property ideal for any GROWING FAMILIES. The property benefits from recently renovated kitchen and bathrooms as well as a new boiler, rewired electrics and new windows and doors. Close to local shops, Eastern Primary School, amenities and good transport links to Port Talbot town centre as well as the M4 corridor. Early viewing is highly recommended to appreciate this spacious home offered with NO ONGOING CHAIN.

Property briefly consists of two reception rooms, kitchen, downstairs bathroom, four bedrooms and upstairs shower room. Externally there is a rear garden with covered patio area.

## ENTRANCE

Access via black PVCu front door with double glazed panels leading into hallway. Emulsioned ceiling. Emulsioned walls. Ceramic tiled flooring. Radiator. Staircase to first floor accommodation with fitted carpet. Door leading into:

## RECEPTION 1 (20' 8" x 12' 5") or (6.31m x 3.78m)

\*Measurements into alcoves\*

Emulsioned ceiling. Emulsioned walls. Grey wood effect laminate flooring. Radiator. Built in storage cupboards in two alcoves. Front facing PVCu double glazed window. Opening leading into:

## KITCHEN (17' 9" x 6' 6") or (5.41m x 1.99m)

Emulsioned ceiling. Emulsioned walls. Ceramic tiled flooring. Room is fitted with a range of pale grey high gloss base units with complementary worktops. Black one and a half sink and drainer with mixer tap. Inset black induction hob with overhead extractor hood. Built in electric oven with microwave. Integrated fridge/freezer, washing machine and dishwasher. Two side facing PVCu double glazed windows. PVCu double glazed French doors leading to the rear garden.

## RECEPTION 2 (9' 5" x 8' 10") or (2.87m x 2.68m)

Emulsioned ceiling. Emulsioned walls. Continuation of ceramic tiled flooring. Upright feature radiator. Understair storage cupboard. Door leading into:

## BATHROOM (8' 5" x 7' 5") or (2.56m x 2.25m)

Emulsioned ceiling. Ceramic tiled walls. Ceramic tiled flooring. Heated towel rail. Room is fitted with a three piece white suite comprising WC, wash hand basin, panel bath with wall mounted shower and glass shower screen. Rear facing PVCu frosted double glazed window.

## LANDING

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Doors leading off.

## BEDROOM 1 (11' 1" x 8' 8") or (3.39m x 2.64m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed tilt and turn window.



## **BEDROOM 2 (10' 11" x 9' 8") or (3.34m x 2.95m)**

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed tilt and turn window.

## **BEDROOM 3 (10' 4" x 9' 3") or (3.15m x 2.83m)**

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in cupboard housing the combination boiler. Rear facing PVCu double glazed tilt and turn window.

## **BEDROOM 4 (7' 9" x 6' 5") or (2.36m x 1.96m)**

Emulsioned ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed tilt and turn window.

## **SHOWER ROOM (6' 6" x 4' 2") or (1.99m x 1.28m)**

Emulsioned ceiling. Ceramic tiled walls. Ceramic floor tiles. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin, shower tray with wall mounted shower and black framed glass shower door.

## **OUTSIDE**

Street frontage with on street parking.

Rear garden is enclosed and bounded on three sides by block wall. Laid mainly with patio slabs with raised gravel borders. Steps leading down to covered patio area ideal for hot tub. Outside tap. Gate leading to the rear lane.


## **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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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