

Payton  
Jewell  
Caines



Velindre Street, Velindre, Port Talbot,  
Neath Port Talbot. SA13 1BJ

£120,000

**PJC** PAYTON  
JEWELL  
CAINES

# Velindre Street, Velindre, Port Talbot, Neath Port Talbot. SA13 1BJ

We are pleased to offer to the market this three bedroom traditional build end of terrace house located in the heart of Velindre. Early viewing is highly recommended for this well presented family home.

**£120,000 - Freehold**

- Three bedroom end of terrace house
- Open plan lounge/diner
- Modern fitted kitchen/bathroom
- Low maintenance rear garden
- PVCu double glazed windows throughout
- EPC D/Council Tax B



## DESCRIPTION

We are pleased to offer to the market this two bedroom traditional build end of terrace house located in the heart of Velindre. This property benefits from being close to local shops, Velindre Community School, amenities and good transport links to Port Talbot town centre as well as the M4 corridor. Early viewing is highly recommended for this well presented family home.

The property briefly consists of an open plan lounge/diner, kitchen, downstairs bathroom and three bedrooms. Externally there is a low maintenance rear garden.

## ENTRANCE

Access via part double glazed PVCu front door leading into hallway. Emulsioned ceiling. Emulsioned walls. Grey wood effect laminate flooring. Door leading into:

## OPEN PLAN LOUNGE/DINER (22' 3" max x 16' 9" max) or (6.77m max x 5.10m max)

\*Measurements at widest point\*

Emulsioned ceiling with two pendant light fittings. Emulsioned walls. Continuation of the grey wood effect laminate flooring. Two radiators. Two front facing PVCu double glazed windows with fitted vertical blinds. Stairs to first floor accommodation. Door leading to:

## KITCHEN (11' 1" x 10' 11") or (3.39m x 3.33m)

Emulsioned ceiling. Emulsioned walls. Continuation of the grey wood effect laminate flooring. Room is fitted with a range of grey gloss floor and wall cupboards with complementary worktops. Stainless steel sink and drainer with mixer tap. Built in stainless steel four ring gas hob with built in electric oven below and overhead extractor hood. One cupboard houses the gas fired combination boiler. Side facing PVCu double glazed window with fitted vertical blinds. Doorway opening into:

## REAR HALLWAY

Emulsioned ceiling. Emulsioned walls with dado rail. Continuation of grey wood effect laminate flooring. Part glazed PVCu door leading to the rear garden. Door leading into:

## BATHROOM (7' 7" x 6' 5") or (2.30m x 1.95m)

Respatex clad ceiling. Respatex clad walls. Grey wood effect vinyl flooring. Radiator. Room is fitted with a three piece white suite comprising low level WC, wash hand basin with mixer tap set within white gloss vanity unit, 'P' shaped bath with mixer tap and shower head attachment. Rear facing PVCu frosted double glazed window.

## LANDING

Artex ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blind. Doors leading off.

## BEDROOM 1 (9' 10" x 9' 10") or (3.00m x 3.00m)

Artex ceiling. Emulsioned walls. White wood effect laminate flooring. Radiator. Two front facing PVCu double glazed windows with fitted vertical blinds.



## BEDROOM 2 (11' 10" x 8' 10") or (3.60m x 2.70m)

Artex ceiling. Emulsioned walls with one feature wallpapered wall. Fitted carpet. Radiator. Rear facing PVCu double glazed window.

## BEDROOM 3

Artex ceiling. Emulsioned walls. Grey wood effect laminate flooring. Radiator. Front facing PVCu double glazed window with fitted vertical blinds.

## OUTSIDE

Rear garden is bounded on three sides by block white washed walls. Wooden gate allowing outside access. Low maintenance garden laid with concrete pavers. Sun terrace leading to fence and gated gravel area.


## 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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