

Payton  
Jewell  
Caines



Pont Street, Port Talbot, Neath Port Talbot.  
SA13 1AN

£109,950



# Pont Street, Port Talbot, Neath Port Talbot. SA13 1AN

We are pleased to present to the market this three bedroom traditional build mid terraced house offered with NO ONGOING CHAIN. Early viewing is highly recommended. Ideal purchase for an INVESTOR or FIRST TIME BUYER.

£109,950 - Freehold

- Three bedroom mid terraced house
- Two reception rooms
- Downstairs bathroom
- Rear garden with four out buildings and garage
- NO ONGOING CHAIN
- EPC E/Council Tax B



## DESCRIPTION

We are pleased to present to the market this three bedroom traditional build mid terraced house offered with NO ONGOING CHAIN. The property is located within close proximity to local shops, Central Junior School, Velindre Community School, amenities and transport links. Early viewing is highly recommended.

The property briefly consists of two reception rooms, kitchen, downstairs bathroom and three bedrooms. Externally there is a small courtyard to the front with street parking and a rear garden with four outbuildings and a single garage.

## ENTRANCE

Access via PVCu front door with glazed panel leading into porch. Polystyrene tiled ceiling. Papered walls. Fitted carpet. Wooden glazed door with glazed side panels leading into:

## HALLWAY

Polystyrene tiled ceiling. Papered walls. Fitted carpet. Radiator. Staircase to first floor accommodation with stair lift. Understair storage cupboard. Doors leading off.

## RECEPTION 1 (14' 0" x 10' 1") or (4.26m x 3.08m)

\*Measurements into the bay\*

Papered ceiling. Papered walls with picture rail. Fitted carpet. Radiator. Feature fireplace with inset electric fire. Front facing PVCu double glazed window set within bay.

## RECEPTION 2 (15' 7" x 10' 10") or (4.74m x 3.31m)

Papered ceiling. Papered walls with one feature wall with cladding. Vinyl flooring. Two radiators. Understair storage cupboard. Cupboards to the alcoves. Wooden mantle and hearth with inset gas fire. PVCu double glazed door leading to the rear garden. Wooden sliding door with frosted glass panel leading to:

## KITCHEN (8' 11" x 8' 10") or (2.73m x 2.68m)

Emulsioned ceiling. Half papered and half tiled walls. Radiator. Ceramic tiled flooring. Radiator. Room is fitted with a range of wall and base units with complementary work tops. One and half acrylic sink and drainer with mixer tap. Undercounter space for washing machine. Space for cooker and a fridge/freezer. PVCu frosted double glazed window looking into downstairs bathroom. Side facing PVCu double glazed window. Opening into:

## INNER PASSAGE

Stippled ceiling. Half stippled and half tiled walls. Continuation of tiled flooring. Side facing aluminium glazed door leading to the rear garden. Door into:

## DOWNSTAIRS BATHROOM (9' 4" max x 6' 8" max) or (2.84m max x 2.02m max)

\*Measurements at widest point\*

Stippled ceiling. Ceramic wall tiles. Fitted carpet. Radiator. Room is fitted with a three piece suite comprising low level WC, pedestal wash hand basin with hot and cold taps, corner bath with mixer tap and shower attachment. One rear and one side facing PVCu frosted double glazed windows.



## LANDING

Polystyrene tiled ceiling with loft access hatch and pull down ladder. Papered walls with dado rail. Fitted carpet. Doors leading off.

## BEDROOM 1 (16' 1" x 10' 9") or (4.90m x 3.27m)

\*Measurements to the wardrobes\*

Polystyrene tiled ceiling. Papered walls. Fitted carpet. Radiator. Wardrobes and chest of draws. Two front facing PVCu double glazed windows.

## BEDROOM 2 (10' 10" x 8' 2") or (3.31m x 2.48m)

Polystyrene tiled ceiling. Papered walls. Fitted carpet. Radiator. Storage cupboard housing the combination boiler and second radiator. Rear facing PVCu double glazed window.

## BEDROOM 3 (7' 9" x 7' 5") or (2.37m x 2.26m)

Polystyrene tiled ceiling with loft access hatch. Papered walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window.

## OUTSIDE

Front garden is enclosed and bounded by brick wall. Small courtyard laid with pavers. Metal gate leading to path to front door. Street parking available.

Rear garden is enclosed and bounded on two sides by wall and half wooden fence and half wall to remaining boundary. Laid with paved slabs. Raised flower beds. Several brick built outbuildings. Gate leading to the rear lane giving access to the single garage.


## NOTE

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>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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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