

Payton
Jewell
Caines



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

£139,950

 PAYTON
JEWELL
CAINES

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We are pleased to present to the market this REFURBISHED TRADITIONAL BUILD three bedroom mid terraced property situated within close proximity to Port Talbot Town Centre and local shops, schools and transport links. Property benefits from newly fitted kitchen and bathroom and is offered with NO ONGOING CHAIN. Early viewing is highly recommended to appreciate what this property has to offer.

£139,950 - Freehold

- Three bedroom mid terraced house
- Newly refurbished
- Two reception rooms
- Downstairs bathroom
- NO ONGOING CHAIN.
- Council Tax /EPC F



DESCRIPTION

We are pleased to present to the market this REFURBISHED TRADITIONAL BUILD three bedroom mid terraced property situated within close proximity to Port Talbot Town Centre and local shops, schools and transport links. Property benefits from PVCu double glazing throughout and is offered with NO ONGOING CHAIN.

Accommodation briefly comprises hallway, two reception rooms, kitchen, downstairs bathroom, three bedrooms.

Externally there is a front courtyard and enclosed rear garden.

ENTRANCE

Accessed via PVCu double glazed front door leading into:

HALLWAY

Papered ceiling. Emulsioned walls. Radiator. Fitted carpet. Understair storage. Stairs to first floor accommodation. Doors leading off.

RECEPTION 1 (13' 9" x 11' 4") or (4.20m x 3.46m)

*4.2m into the bay.

Papered ceiling. Emulsioned walls. Wall light fittings in the alcoves. Radiator. Fitted carpet. Front facing PVCu double glazed window set with a bay with fitted vertical blinds. Original tiled fireplace. Opening into:

RECEPTION 2 (15' 7" x 10' 11") or (4.74m x 3.32m)

Papered ceiling. Emulsioned walls. Wall light fittings in the alcoves. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted venetian blind. Built in understair storage cupboard. Door into:

KITCHEN (8' 11" x 8' 11") or (2.72m x 2.71m)

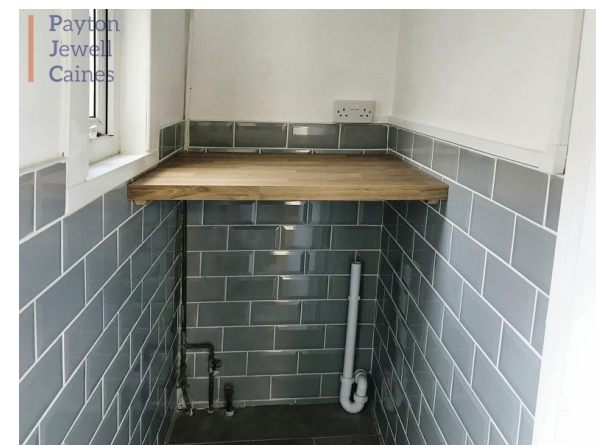
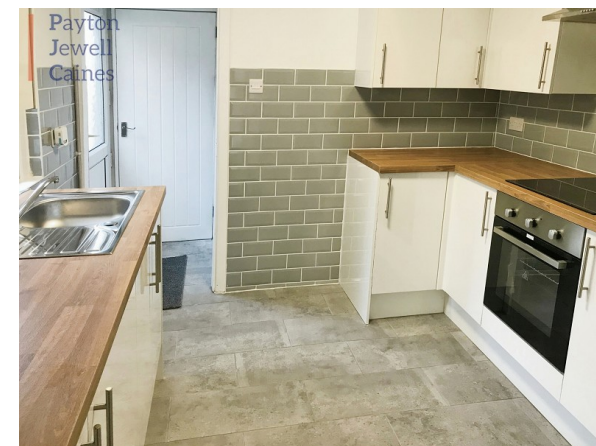
Skimmed ceiling. Part emulsioned and part grey ceramic metro tiles to walls. Grey ceramic floor tiles. Radiator. Side facing PVCu double glazed window. Room is fitted with grey gloss wall and base units with wood effect laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixertap. Built in four ring electric hob with built in electric oven below and overhead stainless steel extractor hood. Space for upright fridge/freezer. PVCu double glazed door leading to rear garden. Door into:

UTILITY AREA

Continuation of floor tiling. Laminate worktop with under counter space for washing machine and tumble dryer stacked.

BATHROOM (7' 5" x 5' 9") or (2.26m x 1.76m)

Skimmed ceiling. Floor to ceiling grey ceramic metro tiles. Grey ceramic floor tiles. Radiator. Rear facing frosted PVCu double glazed windows. Room is fitted with a three piece suite comprising w.c. pedestal wash hand basin with chrome hot and cold mixer tap, bath tub with hot and cold mixer tap and shower head attachment with glass shower screen.



LANDING

Papered ceiling. Emulsioned walls with dado rail. Fitted carpet. Doors leading off.

BEDROOM 1 (14' 9" x 10' 7") or (4.50m x 3.22m)

Papered walls. Emulsioned walls. Radiator. Fitted carpet. Two front facing PVCu double glazed windows.

BEDROOM 2 (11' 0" x 8' 1") or (3.35m x 2.47m)

Papered walls. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window. Built in cupboard housing the combination boiler.

BEDROOM 3 (7' 11" x 7' 7") or (2.42m x 2.30m)

Papered walls. Loft access hatch. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window.

OUTSIDE

Front facing there is a small courtyard bounded on three sides by wall. Laid with gravel and red terracotta tiles leading to front door.

Rear garden is bounded on three sides by wall with wooden rear gate leading to lane. Stoned paved terrace. Concrete path. Graveled areas.


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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	53	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk