

Payton
Jewell
Caines



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

£119,500

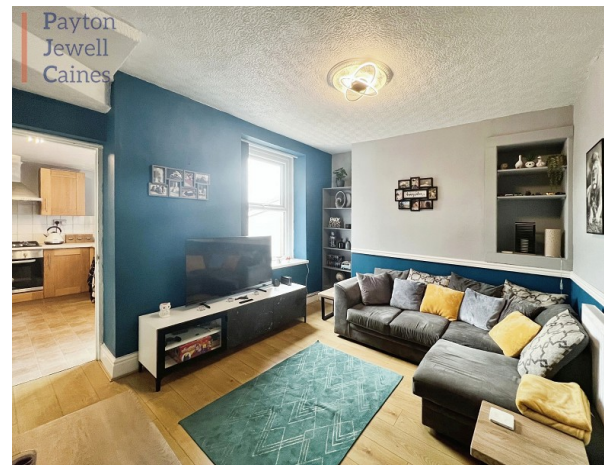
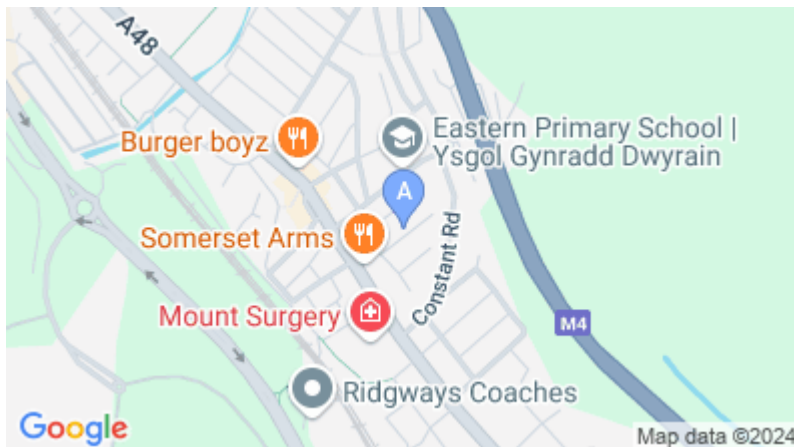


Somerset Street, Port Talbot, Neath Port Talbot. SA13 1UA

We are please to offer this TWO BEDROOM MID TERRACE property which is situated close to Port Talbot town centre and has good links to the M4. Two reception rooms, fitted kitchen, two bedrooms, family bathroom, enclosed garden. Ideal for first time buyers. Can be offered with NO ON-GOING CHAIN.

£119,500 - Freehold

- Two bedroom mid terrace house
- Two reception rooms
- Fitted kitchen
- Enclosed garden
- On street parking
- Council Tax /EPC C



DESCRIPTION

We are pleased to offer this TWO BEDROOM MID TERRACE property which is situated close to Port Talbot town centre and has good links to the M4. Two reception rooms, fitted kitchen, two bedrooms, family bathroom, enclosed garden. Ideal for first time buyers.

Property briefly consists of porch, hallway, two reception rooms, kitchen, family bathroom and two bedrooms.

ENTRANCE

Access via PVCu part glazed front door into:

VESTIBULE

Papered ceiling. Coving. Emulsioned walls. Vinyl flooring. Doorway leading to:

HALLWAY

Papered ceiling. Emulsioned walls. Staircase to first floor with fitted carpet. Laminated flooring. Doors leading off.

RECEPTION 1 (12' 7" x 10' 0") or (3.83m x 3.04m)

Papered ceiling. Emulsioned walls. Double glazed PVCu window overlooking the front. Recess wall with base cupboards. Dado rail. Radiator. Laminated flooring.

RECEPTION 2 (11' 11" x 10' 5") or (3.63m x 3.18m)

Papered ceiling. Emulsioned walls. Double glazed PVCu window overlooking the rear. Dado rail. Radiator. Laminate flooring. Doorway leading to:

KITCHEN (9' 6" x 9' 1") or (2.89m x 2.77m)

Skimmed ceiling. Emulsioned walls. Tiled to splash-back area. Double glazed PVCu window overlooking rear. Wall mounted combination boiler. Kitchen comprises with a range of wall and base units with complementary work surfaces. Integrated electric oven. Four ring gas hob with overhead extractor hood. Single drainer sink unit. Plumbing for automatic washing machine. Space for appliances. Radiator. PVCu door leading to the rear garden.

LANDING

Papered ceiling. Loft access hatch. Emulsioned walls. Double glazed PVCu tilt and turn window. Fitted carpets. All doors leading off.

FAMILY BATHROOM (10' 0" x 9' 6") or (3.05m x 2.89m)

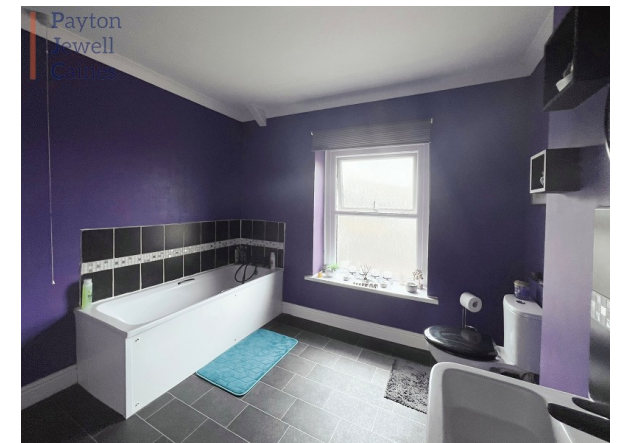
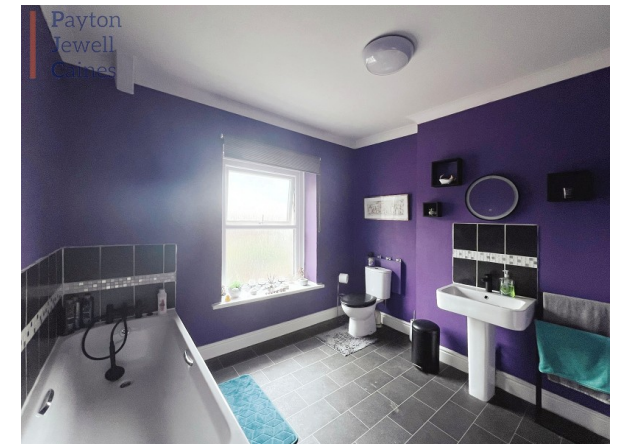
Skimmed ceiling. Emulsioned walls. Tiled to splash-back areas. Double glazed PVCu frosted glass window overlooking the rear. Three piece suite comprising low level W.C. hand wash basin with panel bath. Radiator. Vinyl flooring.

BEDROOM 1 (11' 0" x 9' 8") or (3.36m x 2.95m)

Skimmed ceiling. Emulsioned walls. Double glazed PVCu window overlooking the front. Radiator. Fitted carpet.

BEDROOM 2 (8' 0" x 6' 4") or (2.43m x 1.94m)

Skimmed ceiling. Emulsioned walls. Double glazed PVCu window overlooking front. Radiator. Fitted carpets.




OUTSIDE

Enclosed rear garden. Paved patio area. Low maintenance garden. Storage shed. Rear lane access.

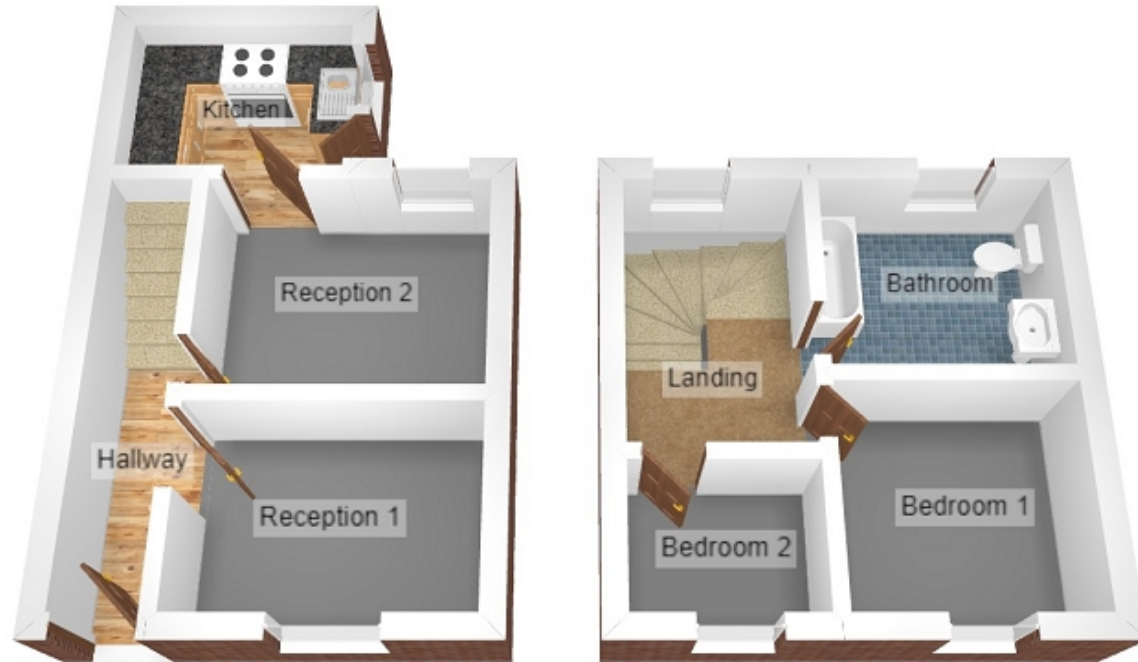


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(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

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