

Payton
Jewell
Caines



Duke Street, Port Talbot, Neath Port Talbot.
SA13 1NA

£145,000



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Ideally located just minutes from town centre and M4 corridor, this mid terrace house would suit a first time buyer. The property benefits from good sized accommodation throughout with open plan kitchen/ diner, conservatory and parking to the rear.

£145,000

- Three bedroom mid terrace house
- Conservatory with tiled roof
- Modern fitted kitchen
- Newly fitted PVCu double glazed windows
- Rear garden with off road parking
- Council tax band B/EPC C



DESCRIPTION

We delighted to bring to the market this well presented traditional build three bedroom mid terrace house situated within the popular location of Margam. The property is well positioned close to local schools, shops, amenities and the M4 corridor.

Accommodation briefly comprises to the ground floor entrance hall, lounge, open plan kitchen/diner through to conservatory. To the first floor are three bedrooms and family shower room. To the outside there is a low maintenance garden with off road parking.

Key features.

New slate roof.

New door and windows.

New guttering.

ENTRANCE HALL

Access via composite front door. Artex ceiling. Coving. Emulsioned walls. Radiator. Staircase leading to first floor. Built in storage cupboard housing gas meter. Under stair storage cupboard. Oak flooring.

RECEPTION 1 (11' 11" x 11' 3") or (3.63m x 3.43m)

Artex ceiling. Coving. Emulsioned walls. Modern vertical radiator. Low level built in storage cupboard. Front facing PVCu double glazed window set within box bay. Fitted carpet.

L SHAPED OPEN PLAN KITCHEN / DINER (18' 1" x 11' 4") or (5.51m x 3.45m)

To the dining area:

Skimmed ceiling. Emulsioned walls. Radiator. Oak flooring.

To the kitchen area:

Skimmed ceiling with inset spotlights. Emulsioned walls with tiles to splash back areas. Rear facing PVCu double glazed window. Kitchen comprises a range of wall and base units in high gloss dove grey with coordinating work surfaces. One and half inset sink and drainer with mixer shower tap. Integrated electric hob and oven with overhead extractor hood. Space for fridge freezer. Space for automatic washing machine and tumble dryer. Tiled flooring. Opening leading to:

CONSERVATORY (11' 11" x 9' 6") or (3.64m x 2.89m)

Ceiling with inset spotlights and two glazed panels. Emulsioned walls. PVCu windows set on dwarf walls. PVCu double glazed french doors. Radiator. Tiled flooring.

LANDING

Artex ceiling. Coving. Emulsioned walls. Doors leading off. Fitted carpet.

BEDROOM 1 (12' 2" x 11' 3") or (3.72m x 3.43m)

Artex ceiling. Coving. Emulsioned walls. Rear facing PVCu double glazed tilt and turn window. Radiator. Built in storage cupboard housing combi boiler. Fitted carpet.

BEDROOM 2 (11' 8" x 9' 9") or (3.56m x 2.97m)

Artex ceiling. Coving. Emulsioned walls. Radiator. Front facing PVCu double glazed window. Fitted carpet.



BEDROOM 3 (7' 10" x 5' 10") or (2.40m x 1.78m)

Artex ceiling Coving. Access to loft. Emulsioned walls. Radiator. Front facing PVCu double glazed window. Fitted carpet.

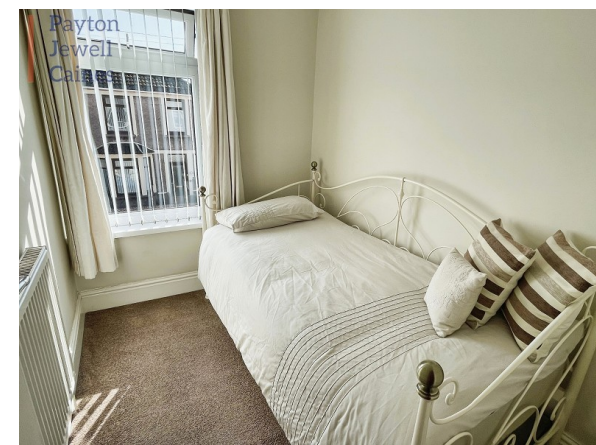
SHOWER ROOM (6' 0" x 5' 9") or (1.84m x 1.75m)

Respatex panels to ceiling with inset spotlights. Floor to ceiling tile effect panelling to walls. Wall mounted heated towel rail. Rear facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising low level w.c., wash hand basin set within vanity and corner shower with overhead rain fall shower head. Vinyl flooring.

OUTSIDE


The front is laid to block paving and a path leading to front door.

To the rear is a low maintenance garden with outside power point. Steps leading to rear drive way with parking for two vehicles.

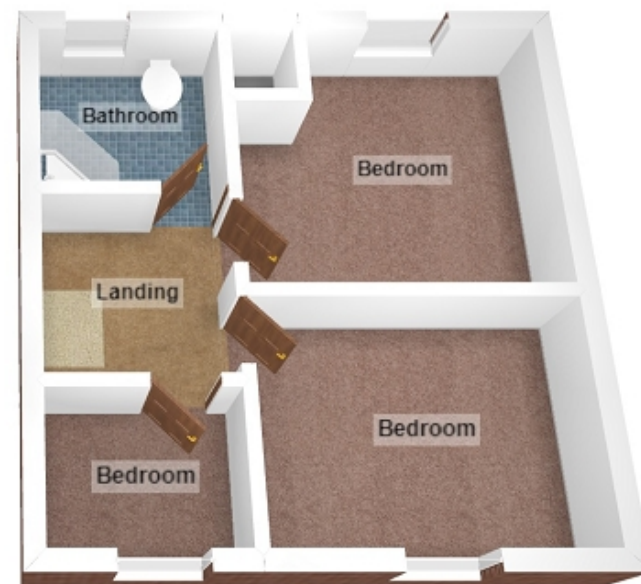


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(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.



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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