

Payton
Jewell
Caines



Park Street, Port Talbot, Neath Port Talbot.
SA13 1TD

£139,950

PJC PAYTON
JEWELL
CAINES

Park Street, Port Talbot, Neath Port Talbot. SA13 1TD

Traditional 3 bedroom mid terrace house comprising entrance hallway, through lounge / diner, kitchen / breakfast room, bathroom. 3 bedrooms. Enclosed low maintenance rear garden. No onward chain

£139,950

- 3 bedroom mid terrace house
- Situated within Taibach, Port Talbot
- Downstairs bathroom
- Gas combination boiler
- Council Tax - / EPC -
- NO ONGOING CHAIN



DESCRIPTION

Tradition 3 bedroom mid terrace house comprising entrance hallway, through lounge / diner, kitchen / breakfast room, bathroom. 3 bedrooms. Enclosed low maintenance rear garden. SOLD WITH NO ONWARD CHAIN.

Situated within the popular residential area of Taibach, which is approximately one mile to the east of Port Talbot town centre. Taibach has a variety of shops and food outlets as well as being within walking distance of local primary and secondary schools plus Port Talbot College.

There is access to the mainline train network and bus station at Port Talbot town centre as well as easy access to the M4 motorway.

Key features

FREEHOLD

Gas fired combination boiler

Low maintenance rear garden

Detached single garage

NO ONWARD CHAIN

ACCESS

Access is via PVCu front door into the entrance hallway.

ENTRANCE HALL

Skimmed and coved ceiling with ceiling light and smoke detector. Emulsioned walls with half height feature dado rail. Skirting and laminate floor.

Stairs to the first floor.

RECEPTION 1 (13' 1" x 9' 10") or (4.00m x 3.00m)

Skimmed and coved ceiling with feature ceiling rose and light. Emulsioned walls with half height feature dado rail. PVCu double glazed window overlooking the front with fitted vertical blind. Fitted carpet. Storage housing gas meter.

Opening through to;

RECEPTION 2 (13' 9" x 10' 4") or (4.20m x 3.15m)

Skimmed ceiling with feature ceiling rose and light, coving, emulsioned walls with half height feature dado rail, radiator, skirting, fitted carpet. Built in storage cupboard and storage under the stairs.

Door into the kitchen;

KITCHEN/DINER (17' 1" x 10' 8") or (5.20m x 3.25m)

Artex and coved ceiling. Emulsioned walls with tiled splashback. PVCu double glazed window overlooking the rear. The kitchen comprises a range of wall mounted and floor units in solid wood with a complementary work surface, double inset sink with drainer and mixer tap, integrated gas hob with overhead extractor hood, integrated electric oven. Space and plumbing for automatic washing machine. Space for fridge / freezer. Breakfast bar area. Tile effect vinyl floor. Radiator.

Door to rear hallway;



REAR HALLWAY

Skimmed ceiling and walls. Ceiling light. Radiator. Continuation of the vinyl floor. Storage cupboard. PVCu part frosted glazed door leading to the rear garden;

BATHROOM

Skimmed ceiling with light. Respertex wall covering. PVCu double glazed window to the rear. Radiator. Bathroom comprises a four piece suite in white with low level WC, pedestal wash hand basin, bath and quadrant style shower cubicle with glazed doors housing a wall mounted electric shower. Tiled floor.

LANDING

Via stairs with fitted carpet and balustrade. Access to loft storage.

BEDROOM 1 (15' 9" x 10' 0") or (4.80m x 3.05m)

Skimmed and coved ceiling with ceiling rose and light. Emulsioned walls. Two PVCu double glazed windows to the front. Built in storage. Fitted carpet.

BEDROOM 2 (10' 8" x 10' 4") or (3.25m x 3.15m)

Skimmed and coved ceiling with ceiling light. Emulsioned walls, skirting, fitted carpet. Radiator. PVCu double glazed window to the rear. Airing cupboard with radiator.

BEDROOM 3 (9' 10" x 9' 0") or (3.00m x 2.75m)

Skimmed and coved ceiling. Emulsioned walls, skirting. Fitted carpet. Radiator. PVCu double glazed window overlooking the rear. Wall mounted gas fired combination boiler.

OUTSIDE UTILITY AREA

Enclosed rear garden laid to patio.


Courtesy door into the single detached garage with power and traditional up and over door.

NOTE

We have been informed the property is held freehold however we have not inspected the title deeds.



EPC

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



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

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