

Payton
Jewell
Caines



Edward Street, Port Talbot, Neath Port
Talbot. SA13 1YG

£120,000

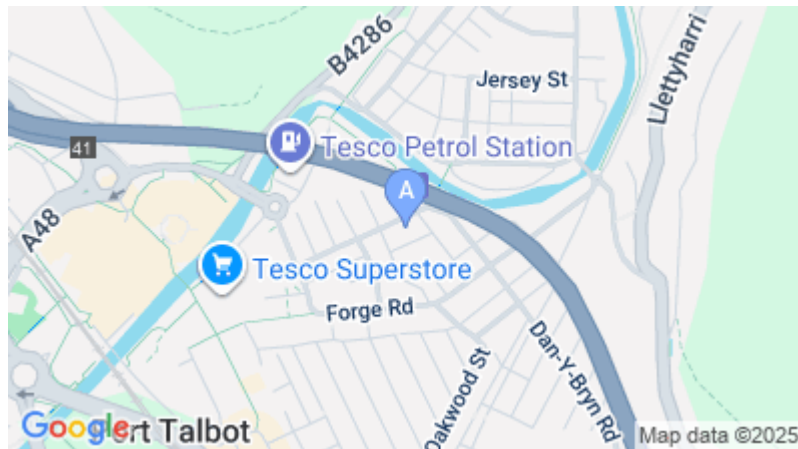
PJC PAYTON
JEWELL
CAINES

Edward Street, Port Talbot, Neath Port Talbot. SA13 1YG

Conveniently situated within walking distance of Port Talbot Town centre and transport hub. This traditional mid terrace property would be ideal for a FIRST TIME BUYER or INVESTMENT and benefits from a fitted kitchen, first floor bathroom and enclosed rear garden.

£120,000 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- First floor family bathroom
- Low maintenance rear garden
- Storage shed



DESCRIPTION

We are pleased to offer for sale with NO ONGOING CHAIN this THREE BEDROOM MID TERRACE house ideally located within easy access to the M4 corridor, local shops and amenities whilst offering good size accommodation throughout.

Briefly comprising to the ground floor vestibule, entrance hall, two reception rooms and kitchen. To the first floor are three bedrooms and family bathroom.

Externally there is a low maintenance enclosed rear garden and storage shed.

ENTRANCE

Access via timber door with stained glass panel leading through to:

VESTIBULE

Papered ceiling. Floor to ceiling tiled walls. Terrazzo flooring. Timber part glazed door leading through into:

ENTRANCE HALL

Papered ceiling and walls. Radiator. Staircase leading to first flooring accommodation. Hard wood floor.

RECEPTION 1 (13' 3" x 9' 11") or (4.04m x 3.01m)

*4.04m into alcoves.

Papered ceiling. Featured ceiling Rose and light. Original coving. Papered walls. Radiator. Front facing PVCu double glazed. Focal point of the room is the fireplace set on stone hearth and surround with wooden mantle and wooden tongue and groove cladding to the wall. Storage cupboard housing the gas and electric meter. Fitted carpet.

RECEPTION 2 (13' 6" x 11' 7") or (4.12m x 3.53m)

*4.12m into the alcoves.

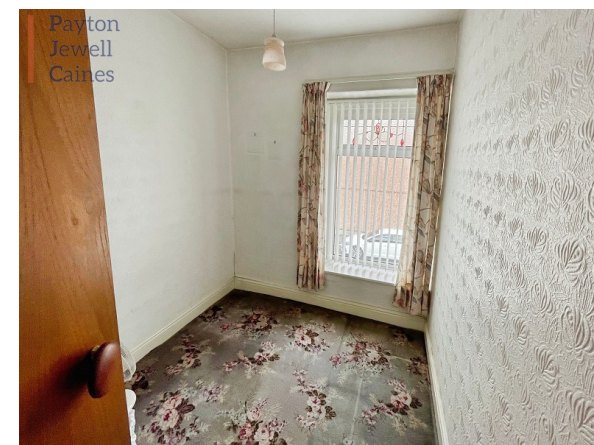
Papered and coved ceiling. Papered walls. Radiator. Rear facing PVCu double glazed window. Chimney breast with alcoves either side. Electric fire. Solid parquet flooring.

KITCHEN (12' 1" x 9' 3") or (3.69m x 2.83m)

Artexed ceiling. Floor to ceiling ceramic tiles to walls. Radiator. Rear facing dual aspect PVCu double glazed window. Side facing PVCu double glazed window. PVCu door with frosted glazed panel leading to rear garden. Under stair Storage. Kitchen is fitted with a range of solid wood wall and base units with coordinating work surfaces. One and a half stainless steel sink and drainer with mixer tap. Freestanding gas hob and oven to remain. Space and plumbing for automatic washing machine. Space for low level fridge/freezer. Tiled flooring.

LANDING

Papered ceiling and walls. Radiator. Fitted carpet. Doors leading off.



BEDROOM 1 (11' 11" x 9' 11") or (3.62m x 3.02m)

Papered ceiling and walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 2 (10' 0" x 9' 8") or (3.04m x 2.95m)

Papered ceiling and walls. Rear facing PVCu double glazed window. Radiator. Storage cupboard housing gas combination boiler. Exposed floorboards.

BEDROOM 3 (8' 8" x 6' 11") or (2.65m x 2.12m)

Papered ceiling and walls. Loft access hatch. Front facing PVCu double glazed window. Radiator. Fitted carpet.

FAMILY BATHROOM (10' 2" x 5' 5") or (3.09m x 1.64m)

PVCu tongue and groove cladding to ceiling. Floor to ceiling ceramic tiles to the walls. Rear facing dual aspect PVCu double glazed frosted window. Side facing PVCu double glazed frosted window. Radiator. Room is fitted with a three piece suite comprising low level w.c. ceramic sink set with a vanity unit with chrome tap and panelled bath. Fitted carpet.

OUTSIDE

To the front there is a small enclosed forecourt.

To the rear the garden is enclosed and bounded by brick wall. Gate giving access to the rear lane. Areas laid to slabs ideal for garden furniture. Borders for planting. Storage shed. Storage shed and outside w.c.

NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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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