

Payton  
Jewell  
Caines



Grange Street, Port Talbot, Neath Port  
Talbot. SA13 1EN

£239,950

**PJC** PAYTON  
JEWELL  
CAINES

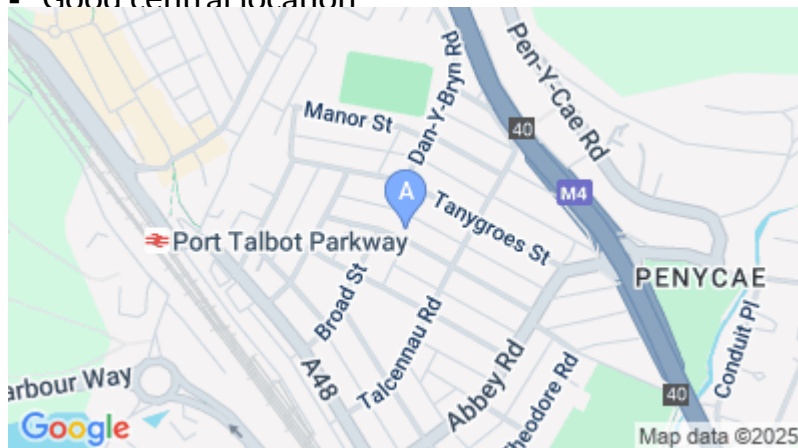


## Grange Street, Port Talbot, Neath Port Talbot. SA13 1EN

Generous traditional four bedroom semi-detached house on a sort after residential street, close to the centre of Port Talbot town giving easy access to the main line train network and the M4 motorway. Comprising entrance hall, three reception rooms, kitchen, three bedrooms, family bathroom and bedroom 4 to the loft. Enclosed side and rear garden. Good size garage to the rear with automatic roller shutter door. Fantastic family house.

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- Four bedroom semi-detached house
- Three reception rooms
- Downstairs W.C. / Upstairs 4 piece bathroom
- Original features within
- Good size garage and storage to the rear
- Good central location





## DESCRIPTION

Generous traditional four bedroom semi-detached house on a sort after residential street, close to the centre of Port Talbot town giving easy access to the main line train network and the M4 motorway. Close to Central Infants school and Ysgol Cwm Brombil School.

Comprising entrance hall, three reception rooms, kitchen, three bedrooms, family bathroom and bedroom 4 to the loft. Enclosed side and rear garden. Good size garage to the rear with automatic roller shutter door. Fantastic family house.

### Key Features

FREEHOLD

3 reception rooms

Downstairs WC

Good size garage to the rear

Generous family home

## HALLWAY

Access via part frosted glazed PVCu front door with frosted panel above. Into the hallway with feature architrave including coving and wall panelling. Half height ceramic tiles and ceramic tiles to the floor. Doorway through:

## ENTRANCE HALL

Emulsioned ceiling and walls with a half height feature dado rail. Skirting and laminate floor. Feature architrave. Stairs to the first floor and under stair storage area.

## LOUNGE (15' 1" x 13' 5") or (4.60m x 4.10m)

Overlooking the front of the property via PVCu double glazed bay window fitted with vertical blinds. Finished with papered and coved ceiling with central light pendant and ceiling rose. Papered walls the high-level feature picture rail. Skirting and fitted carpet. Feature fireplace which is a gas coal effect wrought iron fire with ceramic tiles and wooden mantle. Marble hearth. Built in shelving within the chimney breast alcoves with wall lights and storage below.

## DINING ROOM (11' 6" x 10' 6") or (3.50m x 3.20m)

Overlooking the rear garden via PVCu double glazed French doors with a frosted glazed panel above finished with fitted vertical blinds. Papered and coved ceiling with central ceiling rose and light pendant. Emulsioned walls, skirting and a laminate floor.

## DOWNSTAIRS W.C.

Emulsioned ceiling with recessed LED spotlights. Emulsioned walls with a wall mounted extractor fan. Vinyl tiled flooring. Two piece suite in white with W.C., wash hand basin with chrome waterfall tap, storage below. Ceramic tiles to splash back and a wall mounted heated chrome towel rail.

## RECEPTION 3 (11' 10" x 8' 6") or (3.60m x 2.60m)

PVCu double glazed bay window to the side with a fitted vertical blind and finished with emulsioned and coved ceiling with a central ceiling rose. Emulsioned walls with half height feature dado rail. Skirting and a laminate floor. Under stair storage cupboard. Archway through:



## KITCHEN (12' 10" x 10' 8") or (3.90m x 3.25m)

Benefiting from dual aspect natural light via PVCu double glazed windows with a fitted vertical blind overlooking the rear. PVCu double glazed sliding patio doors with a fitted vertical blind leading out to the side patio. The kitchen is finished with stippled and coved ceiling. Emulsioned walls, skirting and a tile effect vinyl floor. Finished with a range of low level and wall mounted kitchen units in high gloss white with brushed chrome handles and a complementary roll top work surface. Ceramic tiles to the splash-back. Inset one and half basin sink with mixer tap and drainer. Integrated five gas hob with an overhead extractor hood. Integrated waist height electric oven. Plumbing for slimline dishwasher and automatic washing machine. Space for high-level fridge freezer. Space for breakfast table and chairs.

## LANDING

Via stairs with fitted carpet and an original wooden balustrade. To the first floor landing with fitted storage cupboards and doors off to all bedrooms and family bathroom.

## BEDROOM 1 (17' 1" x 13' 11") or (5.20m x 4.25m)

Overlooking the front via PVCu double glazed bay window and another separate window both fitted with vertical blinds. Finished with emulsioned and coved ceiling with central light pendant and ceiling rose. Recessed LED lighting into the bay window. Emulsioned walls. Skirting. Fitted carpet.

## BEDROOM 2 (11' 4" x 11' 0") or (3.45m x 3.35m)

Overlooking the rear via PVCu double glazed window with a fitted vertical blind. Finished with emulsioned and coved ceiling. Emulsioned walls. Skirting and a laminate floor. Stairs with fitted carpet and wooden balustrade leading up to the loft bedroom.

## BEDROOM 4 (16' 5" max x 8' 1") or (5.0m max x 2.46m)

Emulsioned ceiling with recessed LED spotlights and two double glazed Velux skylights with fitted blinds. Emulsioned walls. Skirting. Fitted carpet. Storage into the eaves and skylight with smoke detector on the landing.

## BEDROOM 3 (12' 2" x 10' 6") or (3.70m x 3.20m)

Overlooking the rear via PVCu double glazed Tilt and turn window with fitted vertical blind. Finished with emulsioned ceiling with central light fitting. Emulsioned walls. Skirting and laminate floor. Fitted storage cupboard housing a wall mounted Worcester gas fired combination boiler.

## FAMILY BATHROOM

PVCu frosted glazed window to the side. Emulsioned ceiling with recessed LED lighting. Half height wall covering and a wood effect vinyl floor. Four piece suite in white with W.C., wash hand basin with chrome waterfall tap and vanity unit, freestanding slipper bath with chrome mixer tap and hand attachment and a large quadrant style shower with sliding glazed doors housing a plumbed shower with hand attachment and rainwater head. Wall mounted heated chrome towel rail.

## OUTSIDE

Outside we have an enclosed rear inside garden laid to patio with an area of turf (to be completed) and a doorway into the rear garage. Side gated access back to the front of the property. Front forecourt with steps leading up to the front door from pavement level.






## GARAGE

Single garage measures 3.65 x 5 with additional storage measuring 2.2 x 2.8.

Within the garage there is high-level shelving. Light. Power supply. Steps leading up to the rear garden and a water tap.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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