

Payton
Jewell
Caines



Talbot Road, Port Talbot, Neath Port Talbot.
SA13 1LA

£185,000

PJC PAYTON
JEWELL
CAINES

Talbot Road, Port Talbot, Neath Port Talbot. SA13 1LA

We are delighted to present to the market this beautifully presented three bedroom mid terrace property located close to Port Talbot town centre, with all the local shops, amenities, excellent schools and transport links. Ideal for growing families.

£185,000 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Family bathroom to first floor
- Spacious accommodation throughout
- Low maintenance garden
- Ideally located close to Port Talbot town



DESCRIPTION

Ideally located within walking distance to Port Talbot town centre with all the local shops, amenities, transport links and good access to the M4 corridor. This three bedroom mid terraced house would be perfect for growing families or first time buyers. The accommodation briefly comprises to the ground floor; entrance hall, two reception rooms and kitchen. To the first floor three bedrooms and family bathroom. Externally front and rear low maintenance gardens. Early viewing recommended.

HALLWAY

Access via oak effect composite door. Emulsioned ceiling. Coved. Pendant light. Emulsioned walls. Radiator. Wood effect quick step flooring. Front facing leaded PVCu double glazed panel. Stairs to first floor. Understair storage. All doors leading off.

RECEPTION 1 (14' 8" x 13' 0") or (4.48m x 3.96m)

Original coved ceiling. Ceiling rose and pendant light. Emulsioned walls with papered feature wall to chimney breast. Radiator. Front facing PVCu double glazed bay window with fitted shutters. Marble fire place with wooden mantle and surround and inset real flame gas fire. Wood effect quick step flooring.

RECEPTION 2 (14' 1" x 12' 8") or (4.28m x 3.85m)

Emulsioned and coved ceiling. Ceiling rose and pendant light fitting. Emulsioned walls. Alcoves with wall lights. Fitted carpet. Rear facing PVCu double glazed window with fitted Venetian blinds. Marble hearth.

KITCHEN (16' 1" x 7' 9") or (4.91m x 2.36m)

Emulsioned and coved ceiling. Fluorescent tube light fitting. Part emulsioned part ceramic tiles to the walls. Stone floor tiles. Side facing PVCu double glazed window with fitted roman blind. PVCu half glazed door leading to rear garden. Kitchen is fitted with a range of cream Shaker style wall and floor cupboards with laminate worktops. Melamine sink and drainer with mixer tap. Under counter space for three appliances. Space for a cooker with overhead extractor hood. One cupboard houses the gas fired combination boiler. Room for upright fridge freezer.

LANDING

Emulsioned ceiling. Loft access hatch. Pendant light. Coving. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (13' 1" x 12' 4") or (4.0m x 3.76m)

Emulsioned and coved ceiling. Pendant light fitting. Emulsioned walls. Radiator. Wood effect quick step flooring. Front facing PVCu double glazed bay window with fitted roller blind.

BEDROOM 2 (12' 1" x 11' 10") or (3.69m x 3.61m)

Artexed and coved ceiling. Pendant light. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window.

BEDROOM 3 (7' 7" x 6' 6") or (2.30m x 1.98m)

Emulsioned and coved ceiling. Pendant light. Emulsioned walls. Wood effect quick step flooring. Radiator. Front facing PVCu double glazed window with fitted vertical blind.



BATHROOM (8' 10" x 7' 10") or (2.68m x 2.40m)

Emulsioned and coved ceiling. Flush light fitting. Emulsioned walls with ceramic tiles to splashback areas. Grey wood effect water resistant quick step flooring. Chrome wall mounted heated towel rail. Rear facing frosted PVCu double glazed window. Room is fitted with a four piece suite comprising W.C., pedestal wash hand basin, bathtub and corner shower cubicle with electric shower.

OUTSIDE

The front is bounded on three sides by brick wall. Metal gate with terrazzo tiles to front door. Front garden is laid to stone pavers. The rear garden bounded by block wall with rear gate to lane access. Garden is laid to stone pavers.



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		
(69-80) C	71	77
(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

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