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Emroch Street, Port Talbot, Neath Port  
Talbot. SA13 2YE

£120,000

**PJC** PAYTON  
JEWELL  
CAINES



## Emroch Street, Port Talbot, Neath Port Talbot. SA13 2YE

We are pleased to present to the market with NO ONWARD CHAIN this TRADITIONAL THREE BEDROOM MID TERRACE HOUSE situated in the heart of Goytre village. This property would make an ideal FIRST TIME BUY or INVESTMENT purchase. Early viewing is highly recommended.

£120,000

- Three bedroom terraced house
- Kitchen with sun room
- Four piece bathroom suite
- Low maintenance garden
- Situated in Goytre village
- No ongoing chain



## DESCRIPTION

We are pleased to present to the market with NO ONWARD CHAIN this TRADITIONAL THREE BEDROOM MID TERRACE HOUSE situated in the heart of Goytre village. This property benefits from close access to local shops, Central Infants and Junior School, amenities and transport links to Port Talbot Town Centre and M4 corridor. Early viewing is highly recommended.

Accommodation briefly comprises to the ground floor lounge, kitchen, sun room. To the first floor there are three bedrooms and family bathroom. Externally there is an enclosed rear garden with rear lane access.

### LOUNGE (19' 2" x 15' 1") or (5.84m x 4.60m)

Access via composite door. Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Rear facing PVCu double glazed window. Three radiators. Grey wood effect laminate flooring. Staircase leading to first floor accommodation. Door into:

### KITCHEN (10' 5" x 7' 6") or (3.17m x 2.28m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Side facing PVCu double glazed window. Side facing part glazed PVCu door leading to the rear garden. Decorative tiled flooring. Vertical radiator. Kitchen is fitted with a range of wall and base units with complementary work top. One and a half inset stainless steel sink and drainer. Built-in high-level oven. Inset hob with stainless steel extractor hood above. Under counter space for one kitchen appliance. Space for upright fridge freezer. Cupboard housing wall mounted combination boiler. Opening into:

### SUN ROOM (7' 3" x 6' 10") or (2.22m x 2.09m)

Poly carbonate slopped roof. Rear facing PVCu double glazed window. Side facing frosted PVCu double glazed window. Side facing PVCu glazed sliding door leading to rear garden. Continuation of the tiled flooring.

## LANDING

Skimmed ceiling. Inset spotlights. Emulsioned walls. Grey wood effect laminate flooring. All doors leading off.

### BEDROOM 1 (10' 5" x 7' 10") or (3.17m x 2.40m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Continuation of the grey laminate flooring.

### BEDROOM 2 (9' 3" x 8' 3") or (2.81m x 2.52m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Continuation of the grey wood effect laminate flooring.

### BEDROOM 3 (6' 11" x 6' 10") or (2.12m x 2.09m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Grey wood effect laminate flooring.





## FAMILY BATHROOM (11' 5" x 7' 7") or (3.48m x 2.31m)

Skimmed ceiling. Inset spotlights. Extractor fan. Rear facing frosted PVCu double glazed window. Side facing PVCu double glazed window. Wall mounted chrome heated towel rail. Tiled flooring. Room is fitted with a four piece suite comprising low-level W.C., pedestal wash hand basin, walk-in shower cubicle with wall mounted electric shower, glass shower screen and tiled to the shower area. Freestanding bath with chrome tap and shower head attachment. Door into cupboard. Built in shelves and radiator.

## OUTSIDE


To the rear, the garden is bounded on three sides by wall. Laid mainly to patio slabs. Wooden door giving access to block built storage shed. Wooden gate given access to the rear lane. Outside tap.

## 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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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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