

Payton
Jewell
Caines



75 & 77 Caradog Street, Port Talbot, Neath
Port Talbot. SA13 1UD

£225,000

PJC PAYTON
JEWELL
CAINES

75 & 77 Caradog Street, Port Talbot, Neath Port Talbot. SA13 1UD

Unique opportunity to purchase this detached property which was originally two separate properties now being sold as one dwelling. Situated in the popular area of Taibach, within walking distance to local shops, amenities, schools and transport links. The property benefits from having two spacious cellars with one housing the boiler. This property must be viewed to appreciate all the potential it has to offer. Being sold with no ongoing chain.

£225,000

- Six bedroom detached property
- Kitchen and utility room
- Two bathrooms
- Generous south facing rear garden with garage
- Spacious cellars below each property
- Sold with no on going chain



DESCRIPTION

Originally two separate properties now being sold as one, the property benefits from kitchen, utility, two bathrooms, four double bedrooms, generous rear gardens and garage. Situated in the heart of Taibach, this property is close to Port Talbot town centre, Eastern primary school, the Somerset Arms local public house and restaurant, transport links and good access to M4 corridor.

HALLWAY

Accessed via part frosted double glazed door.

Artexed ceiling and walls. Front facing stain glass panel. Wall mounted heater. Fitted carpet. Staircase lead to first floor accommodation. Door into under stair storage. Doors leading off.

RECEPTION 1 (11' 10" x 10' 1") or (3.61m x 3.08m)

Artexed ceiling. Part papered walls. Artex to the chimney breast. Front facing PVCu double glazed window set within bay. Radiator. Fitted carpet.

RECEPTION 2 (11' 5" x 9' 10") or (3.47m x 3.00m)

Artexed ceiling and walls. Rear facing PVCu double glazed window set within a bay. Radiator. Fitted carpet. Storage cupboard to alcove.

KITCHEN (7' 3" x 5' 11") or (2.21m x 1.80m)

Skimmed ceiling. Ceramic tiles to walls. Rear facing part double glazed door leading into a real garden. Side facing frosted PVCu double glazed window. Radiator. Tiled floor. Room is fitted with base units and work surfaces. Inset stainless steel one and a half sink and drainer. Built in 4 ring gas hob with oven and grill below.

LANDING

Artexed ceiling and walls. Side facing stain glass panel. Wall mounted heater. Fitted carpet. All doors leading off.

FAMILY BATHROOM (5' 9" x 5' 0") or (1.74m x 1.53m)

Polystyrene tile ceiling. Loft access hatch. Ceramic wall tiles. Rear facing frosted PVCu double glazed window. Vinyl floor covering. Room is fitted with a three-piece suite comprising low-level W.C., pedestal wash hand basin and panelled bath with hot and cold taps. Built-in storage cupboard.

BEDROOM 1 (11' 9" x 11' 2") or (3.57m x 3.40m)

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

BEDROOM 2 (11' 8" x 9' 7") or (3.56m x 2.91m)

Artexed ceiling. Papered walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Fitted wardrobes to one of the walls.



BEDROOM 3 (11' 7" x 10' 1") or (3.54m x 3.07m)

Artexed ceiling. Papered walls. Rear facing PVCu double glazed window. Fitted carpet.

BEDROOM 4 (11' 7" x 8' 5") or (3.53m x 2.56m)

Artexed ceiling. Papered walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Fitted wardrobes to one of the walls.

BEDROOM 5 / HOME OFFICE (7' 8" x 5' 10") or (2.33m x 1.79m)

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

BEDROOM 6/DRESSING ROOM (7' 8" x 3' 9") or (2.33m x 1.15m)

Artexed ceiling and walls. Front facing PVCu double glazed window radiator. Fitted carpet. Bank of fitted wardrobes to one of the walls.

HALLWAY

Accessed via part frosted double glazed door.

Artexed ceilings and walls. Front facing stain glass panel. Radiator. Fitted carpet. Staircase leading to first floor accommodation. Door into understair storage. Doors leading off.

UTILITY ROOM (8' 3" x 5' 11") or (2.52m x 1.80m)

Polystyrene tile ceiling. Tiled walls. Side facing PVCu double glazed window. Rear facing frosted double glazed door leading into rear garden. Radiator. Tiled flooring. Room fitted with base units and work surface. Inset stainless steel one and a half sink and drainer. Under counted space for washing machine. Space for fridge/freezer.

OPEN PLAN LIVING/DINING (23' 7" x 10' 1") or (7.20m x 3.07m)

Artexed ceiling. Paper walls. Front facing PVC double glazed window set within a bay. Rear facing pvcu double glazed window set within bay. Two Radiators. Fitted carpet. Stone tiled hearth and wooden mantle. Inset gas fire. Door into number 75.

LANDING

Artexed ceiling and walls. Side facing stain glass window. Fitted carpet. All doors leading off.

BATHROOM (5' 8" x 5' 1") or (1.73m x 1.56m)

Polystyrene tiled ceiling. Loft access hatch. Tiled walls. Rear facing frosted window. Radiator. Vinyl floor covering. Room is fitted with a three-piece suite comprising low level W.C., pedestal wash hand basin and bath with hot and cold taps. Built in storage cupboard.



OUTSIDE


To the front is a double frontage garden. The garden is bounded on three sides by wall. There is a wall in the centre that separates the gardens. There is a path on either end of the property with pedestrian gates leading to front doors.

Access via door from utility and from kitchen. Steps take you down to a paved sun terrace. To the one side there is a rear garage. The garden is laid mainly to lawn and planted with mature shrubs. There is a side wooden gate which takes you to the rear lane.

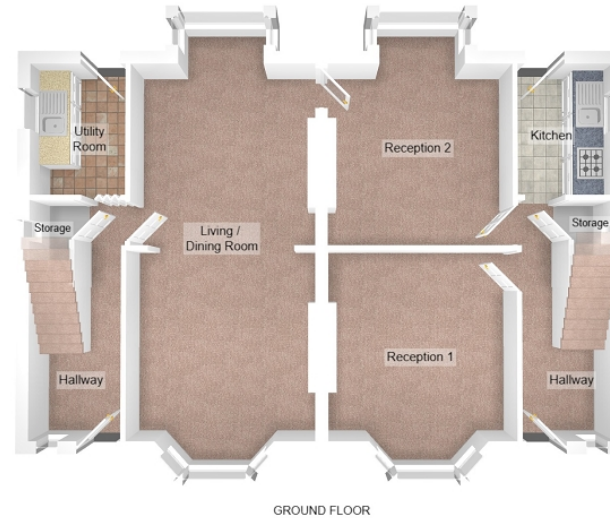


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(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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