

Payton  
Jewell  
Caines



Hafod Street, Port Talbot, Neath Port  
Talbot. SA13 1AE

£169,950

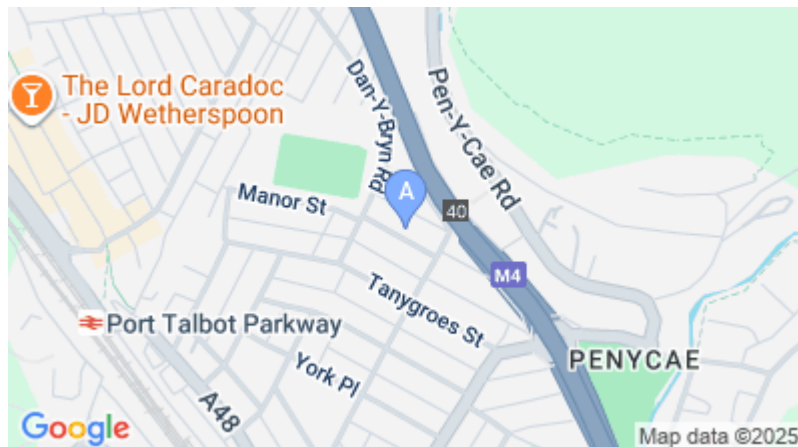
**PJC** PAYTON  
JEWELL  
CAINES

## Hafod Street, Port Talbot, Neath Port Talbot. SA13 1AE

Hafod Street is a sought-after residential spot, within easy reach of Port Talbot town centre, local schools, and everyday conveniences. Excellent transport links, including the M4 and Port Talbot train station. In need of modernisation this three bedroom mid terrace house would make an ideal first home and is offered with no chain. Viewing is highly recommended.

£169,950

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs bathroom
- Upstairs W.C.
- Enclosed rear garden
- Sold with no ongoing chain



## DESCRIPTION

Presented to the market and offered with no on-going chain this three-bedroom mid-terraced house situated in Port Talbot Town offers spacious living accommodation with two reception rooms, fitted kitchen, and downstairs shower room. Upstairs, there are three bedrooms and a separate w.c. To the rear, the home benefits from an enclosed garden providing private outdoor space. Retaining many original features, this property combines period charm with modern comforts.

Ideally located close to local schools, shops, and amenities, with excellent transport links via the M4 and Port Talbot train station. Perfect for first-time buyers, families, or investors.

## PORCH

Access via wood door. Papered and coved ceiling. Wood panelling to the walls. Tiled flooring. Door into:

## HALLWAY

Stippled and coved ceiling. Papered walls. Dado rail. Radiator. Fitted carpet. Staircase leading to first floor accommodation. Door into a ground floor accommodation.

## RECEPTION 1 (12' 2" x 10' 6") or (3.71m x 3.21m)

Stippled and coved ceiling. Papered walls. PVCu double glazed window set within bay. Radiator. Fitted carpet. Archway into:

## RECEPTION 2 (12' 10" x 11' 10") or (3.90m x 3.60m)

Stippled and coved ceiling. Papered walls. Rear facing PVCu double glazed window. Fitted carpet. Open plan to under stairs. Sliding door into:

## KITCHEN (10' 0" x 9' 5") or (3.05m x 2.87m)

PVCu panelling to ceiling. Part papered part ceramic tiles to walls. Side facing double glazed window. Radiator. Tiled flooring. Kitchen is fitted with a range of wall and base units with complementary work surfaces. Inset stainless steel one and a half sink and drainer. Space for freestanding cooker. Under counter space for washing machine. Space for freestanding fridge freezer. Door into:

## REAR HALLWAY

PVCu clad ceiling. Respatex walls. Tiled floor. Side facing part frosted glazed wooden door leading to rear garden. Door into:

## L SHAPED BATHROOM (9' 4" x 2' 7") or (2.85m x 0.78m)

PVCu panelling to ceiling. Respatex walls. Rear facing PVCu frosted double glazed window. Radiator. Tiled flooring. Room is fitted with a three-piece suite comprising W.C., pedestal wash hand basin with chrome hot and cold tap and shower cubicle with wall mounted chrome mains fed shower and glass sliding door. Built-in storage cupboard.

## LANDING

Stippled Ceiling. Loft access hatch. Papered walls. Dado rail. Fitted carpet. All doors leading off.



### **W.C. (4' 0" x 2' 7") or (1.21m x 0.79m)**

Skimmed and coved ceiling. Extractor fan. Emulsioned walls. Vinyl flooring. Room is fitted with a two piece suite comprising low-level W.C. and wall mounted wash hand basin with tile splash back.

### **BEDROOM 1 (16' 1" x 13' 8") or (4.89m x 4.16m)**

Papered ceiling. Papered walls. Front facing PVCu double glazed window set within a bay. Front facing PVCu double glazed window. Radiator. Fitted carpet. Storage cupboards built into the alcove.

### **BEDROOM 2 (11' 6" x 9' 7") or (3.51m x 2.93m)**

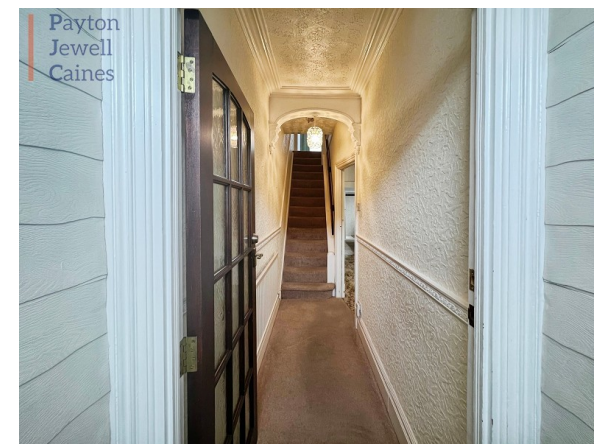
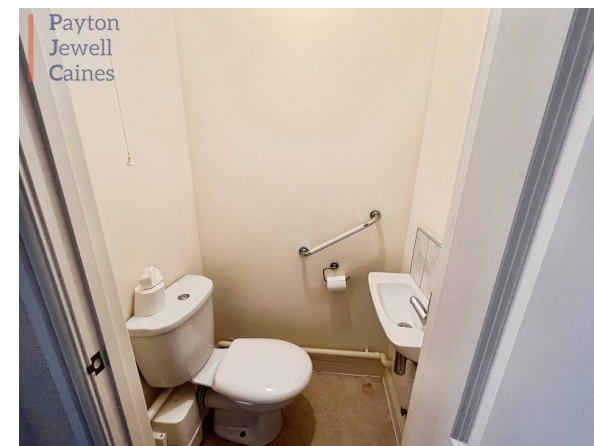
Papered ceiling. Rear facing PVCu double glazed tilt and turn window. Radiator. Fitted carpet. Built-in wardrobes with overhead storage and one housing the combination boiler.

### **BEDROOM 3 (10' 0" x 9' 5") or (3.06m x 2.88m)**


Papered ceiling. Papered walls. Rear facing PVCu double glazed tilt and turn window. Radiator. Fitted carpet.

### **OUTSIDE**

To the front the garden is enclosed by half height walls. Pedestrian gate giving access to the footpath and steps leading to the front door. Raised area laid with chipping stone. To the rear, the garden is bounded on two sides by wall and fence the rear by garage. Low maintenance garden laid to patio slabs. Steps leading up to a sun terrace. Flower borders.



# 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>		78
(55-68) <b>D</b>	63	
(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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328

[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477

[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)

Lettings: 01656 869 000

[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268

[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)

Lettings: 01639 891 268

[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)