



Payton
Jewell
Caines

Ynys Street, Port Talbot, Neath Port Talbot.
SA13 1YN

Offers In Excess Of
£130,000

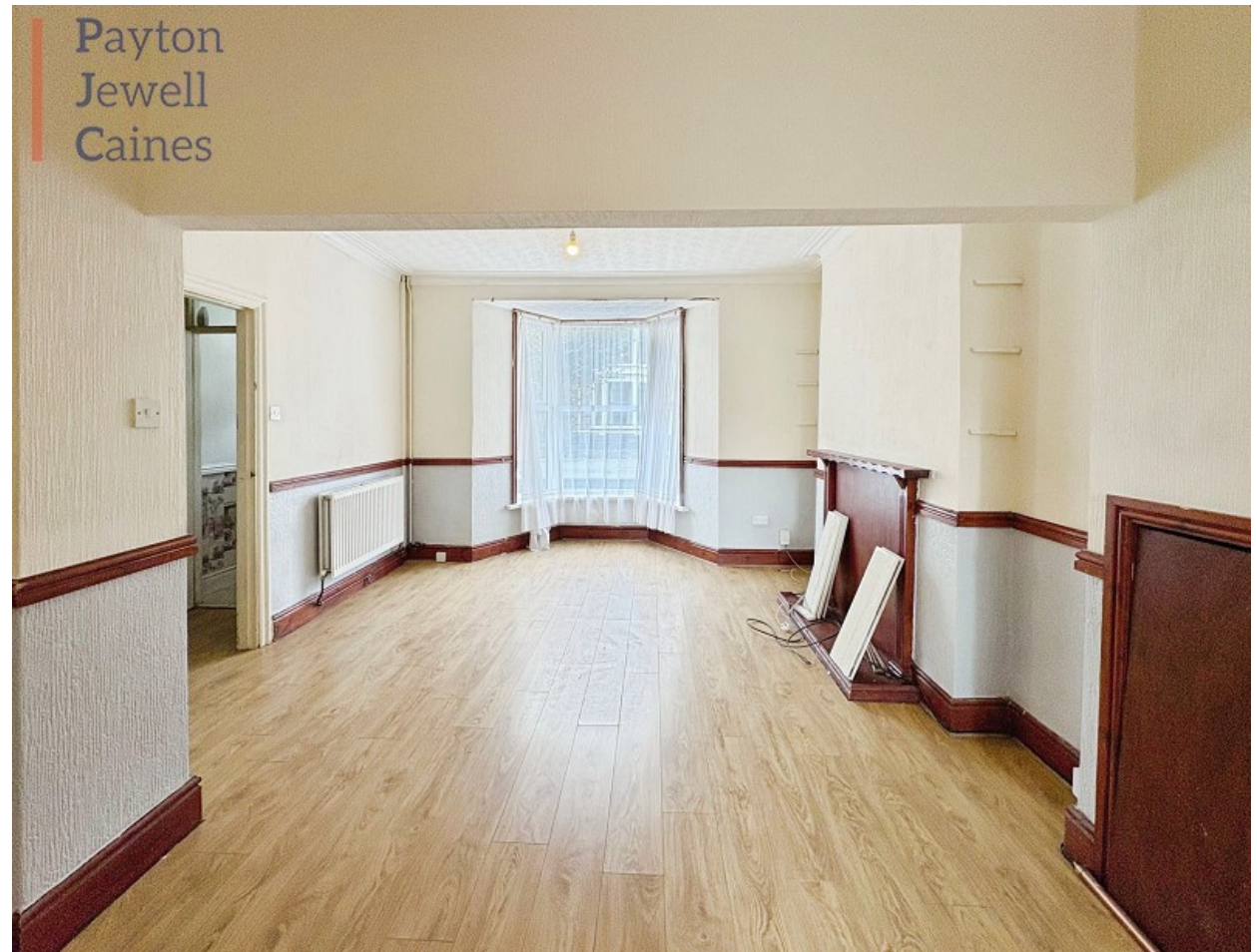
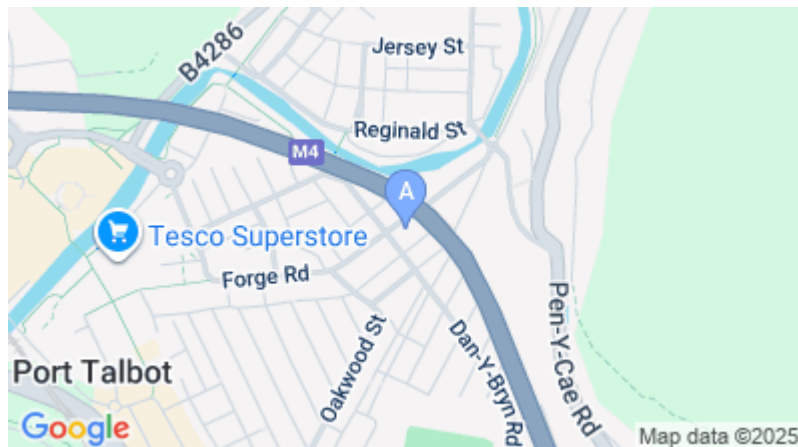
PJC PAYTON
JEWELL
CAINES

Ynys Street, Port Talbot, Neath Port Talbot. SA13 1YN

Conveniently situated within easy access of local amenities and the M4 corridor for commuter access. This traditional terrace house would be an ideal first time or investment purchase and benefits from 4 BEDROOMS, FAMILY BATHROOM to the first floor and enclosed garden with LANE ACCESS.

Offers In Excess Of £130,000 - Freehold

- Four bedroom terrace house
- Open plan reception rooms
- Good size kitchen
- Utility room
- Enclosed rear garden/ EPC -, Council tax band - C
- Walking distance to the town



DESCRIPTION

We are pleased to offer for sale with no onward chain this traditional four bedroom terrace property which is ideally located within walking distance of Port Talbot town centre and transport hub. The property offers larger than average accommodation throughout and would be an ideal investment or for those looking for their first home.

Briefly comprising to the ground floor vestibule, entrance hall, open plan reception rooms, kitchen and utility room. To the first floor are four bedrooms and family bathroom. Externally there is an enclosed rear garden with gated lane access and a low maintenance forecourt to the front.

ENTRANCE

Via PVCu door through to vestibule finished with papered and coved ceiling, papered walls with dado rail and tiled flooring. Timber door through to entrance hall.

ENTRANCE HALL

Papered ceiling with original feature cornice, ceiling light, papered walls with dado rail, radiator, under stair storage and laminate flooring. Stairs leading to the first floor.

RECEPTION 1 (13' 1" x 10' 9") or (4.00m x 3.28m)

Papered and coved ceiling, ceiling light, papered walls with dado rail, radiator, PVCu double glazed box bay window overlooking the front, chimney breast with alcoves either side and laminate flooring. Wooden mantel, hearth and surround. Square opening through to reception room two.

RECEPTION 2 (10' 8" x 10' 1") or (3.24m x 3.08m)

Papered and coved ceiling, ceiling light, papered walls with dado rail, radiator, PVCu double glazed window overlooking the rear of the property and a continuation of the laminate flooring.

KITCHEN (14' 1" x 10' 6") or (4.30m x 3.19m)

Skimmed ceiling, ceiling light, smoke detector, emulsioned walls with tiling to splash back areas, radiator, PVCu double glazed window overlooking the side of the property and tiled flooring. A range of wall and base units with complementary laminate work surfaces. Stainless steel inset sink and drainer with mixer tap. Integrated gas hob with oven below. Door to utility.

UTILITY (10' 9" x 7' 0") or (3.27m x 2.13m)

Skimmed ceiling, ceiling light, smoke detector, emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property, space and plumbing for automatic washing machine, wall mounted gas fired combination boiler and tiled flooring. PVCu door with frosted glazed panel leading to rear garden.

FIRST FLOOR LANDING

Via stairs with fitted carpet and wooden spindle balustrade. Part papered/part skimmed ceiling, ceiling light, papered walls with dado rail and fitted carpet. Doors leading off.



BEDROOM 1 (12' 4" x 8' 10") or (3.75m x 2.68m)

Papered ceiling, ceiling light, papered walls, radiator, PVCu double glazed window overlooking the front and fitted carpet.

BEDROOM 2 (10' 4" x 10' 3") or (3.16m x 3.12m)

Papered ceiling, ceiling light, papered walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet.

BEDROOM 3 (10' 5" x 8' 11") or (3.17m x 2.72m)

Skimmed ceiling, ceiling light, part emulsioned/part papered walls, radiator, PVCu double glazed tilt and turn window overlooking the rear of the property and fitted carpet.

BEDROOM 4 (9' 3" x 7' 1") or (2.83m x 2.17m)

Artexed and coved ceiling, ceiling light, papered walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet.

BATHROOM (7' 5" x 5' 9") or (2.25m x 1.75m)

Wooden tongue and groove ceiling, ceiling light, access to loft, part papered/part tiled walls, radiator, PVCu frosted double glazed window overlooking the side of the property and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath.

OUTSIDE

Enclosed rear garden with gated access to the rear lane.

To the front is an enclosed forecourt.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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