

Payton  
Jewell  
Caines



43 St. Mary Street, Port Talbot – SA12 6DU  
Port Talbot

£129,950



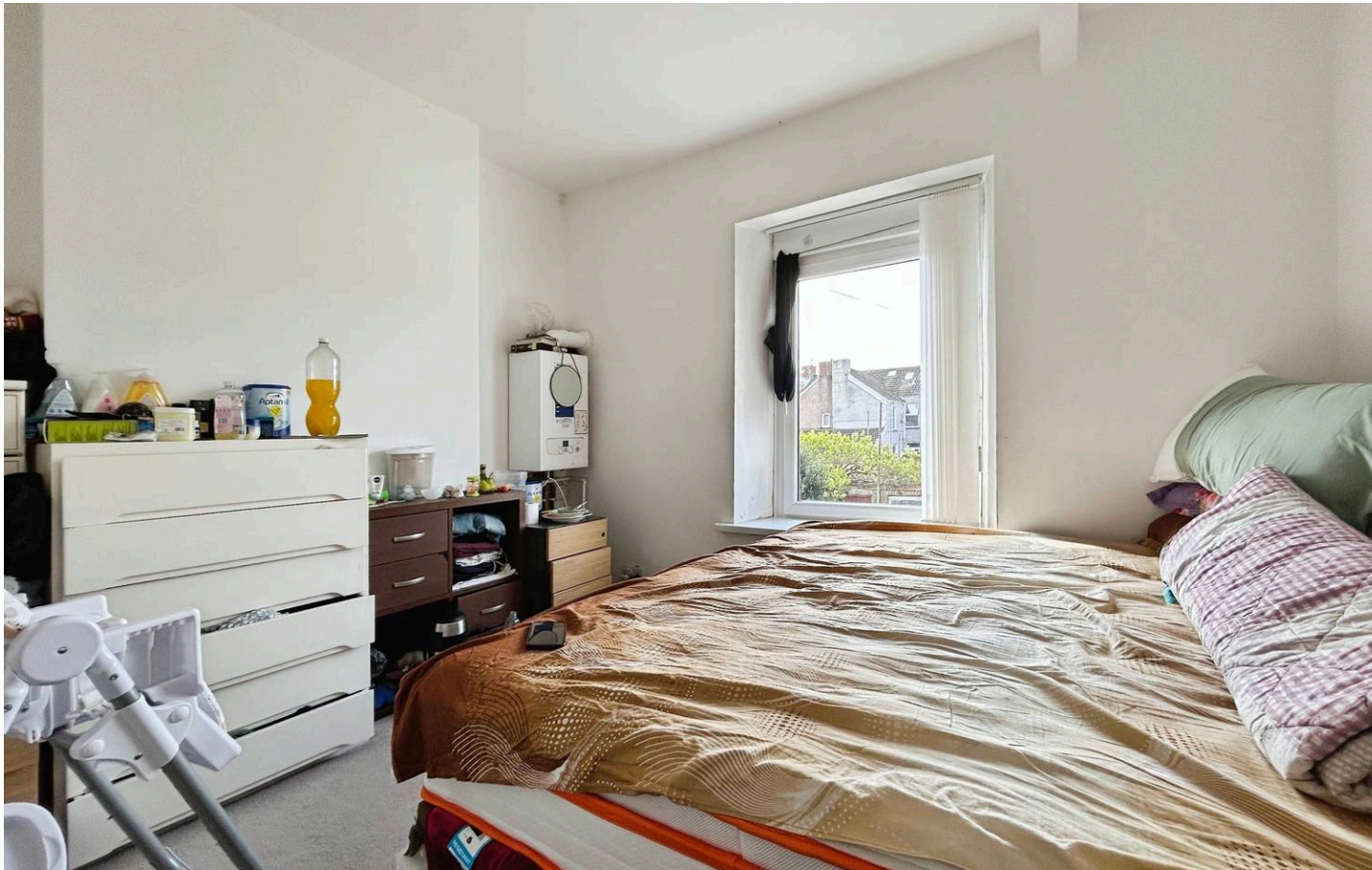
## 43 St. Mary Street

Port Talbot

Three bedroom mid terrace house comprising entrance hall, two reception rooms, kitchen, bathroom with separate WC, three bedrooms, enclosed rear garden and garage to the rear. Viewing highly recommended to fully appreciate this modern home and ideal for first time buyers or investors. Close proximity to local shops and walking distance to Bus Station and Port Talbot town centre. **TENANT TO REMAIN IN SITU.**

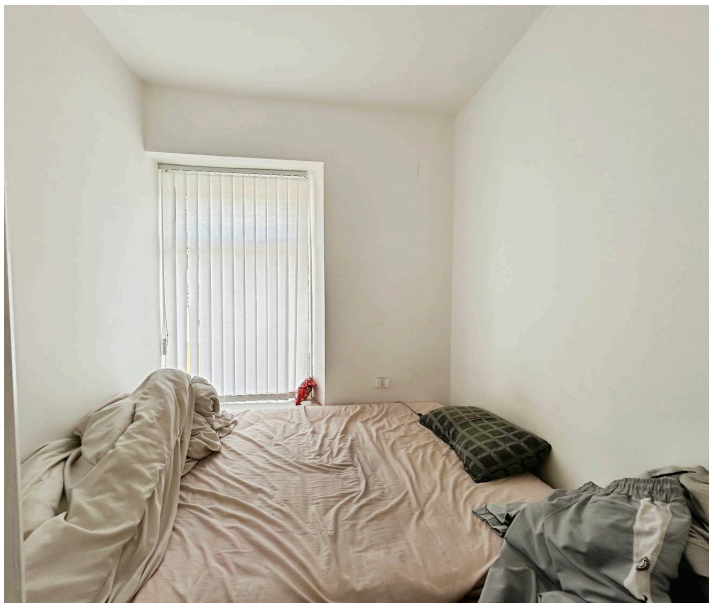
- Three bedroom mid terrace house
- Garage to the rear
- Bathroom with separate WC
- Two reception rooms
- Enclosed rear garden
- Tenant to remain in situ





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### **Entrance**

Accessed through PVCu decorative double glazed front door into Vestibule. Skimmed ceiling, emulsioned walls and fitted carpet. Multi glazed single glazed wood framed door into entrance hall. Skimmed ceiling, emulsioned walls and fitted carpet. Staircase to first floor. All doors leading off.

### **Reception 1**

3.09m x 4.21m (10' 2" x 13' 10") Skimmed ceiling, emulsioned walls and fitted carpet. Recessed walls with cupboards below. PVCu double glazed window to front of property and vertical blinds

### **Reception 2**

3.26m x 3.94m (10' 8" x 12' 11") Skimmed ceiling, emulsioned walls and fitted carpet. Radiator. Understairs storage. PVCu double glazed window to rear of property. Vertical blinds.

### **Kitchen**

2.80m x 3.35m (9' 2" x 11' 0") Skimmed ceiling with inset ceiling light, emulsioned walls and laminate flooring. A range of wall and base units in navy finished with chrome handles. White porcelain sink with drainer and modern mixer tap. Fitted electric oven, electric hob and stainless steel extractor hood. Complimentary work surfaces and matching upstands. Built in appliances to include separate tumble dryer, washing machine, low level fridge and separate freezer. Radiator. PVCu double glazed window to side elevation. Door into inner passage.

### **Inner Passage**

Skimmed ceiling, emulsioned walls and a continuation of laminate flooring. Door to storage cupboard. Part panelled, part double glazed PVCu door to rear.

### **Bathroom**

Skimmed ceiling, emulsioned walls and vinyl floor covering. Two piece suite in white, comprising panelled bath with telephone style mixer shower tap and pedestal wash hand basin. Radiator. PVCu frosted double glazed window to rear of property.

### **Separate WC**

Skimmed ceiling, emulsioned walls and vinyl floor covering. Low level WC. PVCu frosted double glazed window to rear of property.

### **First Floor Landing**

Skimmed ceiling, emulsioned walls and fitted carpet. Spindle balustrade. PVCu double glazed window to rear of property. Vertical blind.

### **Bedroom 1**

3.15m x 3.27m (10' 4" x 10' 9") Skimmed ceiling, emulsioned walls, radiator, PVCu double glazed window to front of property, vertical blinds and fitted carpet.

### **Bedroom 2**

3.03m x 3.54m (9' 11" x 11' 7") Skimmed ceiling, emulsioned walls, radiator, combination boiler, PVCu double glazed window to rear of property, vertical blind and fitted carpet.

### **Bedroom 3**

2.03m x 2.32m (6' 8" x 7' 7") Skimmed ceiling, emulsioned walls, radiator, PVCu double glazed window to front of property, vertical blind and fitted carpet.

### **Garage**

Courtesy door and window into generous sized garage with power.





## Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

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These property details are provided as a general guide only. Whilst we aim for accuracy, measurements, photographs, floor plans, and descriptions should not be relied upon as statements of fact. Buyers should carry out their own checks regarding the property, services, and specifications. Fixtures and fittings are only included if specifically stated. Appliances and services have not been tested.