

Payton
Jewell
Caines



26 The Poplars, Port Talbot – SA12 6QB
Port Talbot

£145,000



26 The Poplars

Port Talbot

Three bedroom mid terrace house is situated in a quiet cul de sac, offering a peaceful setting while being conveniently close to local amenities. The property features a spacious living area, a modern fitted kitchen with ample storage, and a family shower room. Each bedroom is well-proportioned, providing comfortable accommodation for families or professional tenants. The home benefits from double glazing and gas central heating. The current tenant will remain in situ, making this an ideal opportunity for investors seeking a buy-to-let property with immediate rental income. The property is positioned within easy reach of schools, shops, and transport links. Additionally, the house offers practical features such as built-in storage and a convenient layout that maximises the available space. This property presents an excellent investment opportunity. Early viewing is highly recommended to fully appreciate the quality and potential this property has to offer. For further information or to arrange a viewing, please contact our office.

- Three bedroom mid terrace property
- Cul de sac location
- Close to local amenities
- Tenant to remain in situ
- Enclosed rear garden with rear lane access





Entrance

12' 10" x 5' 11" (3.90m x 1.80m)

Via PVCu opaque front door into the entrance hall with radiator and fitted carpet.

Downstairs WC

4' 11" x 2' 7" (1.50m x 0.80m)

PVCu opaque window. Two piece suite comprising WC and wash hand basin.

Cupboard

6' 8" x 2' 7" (2.02m x 0.80m)

Kitchen

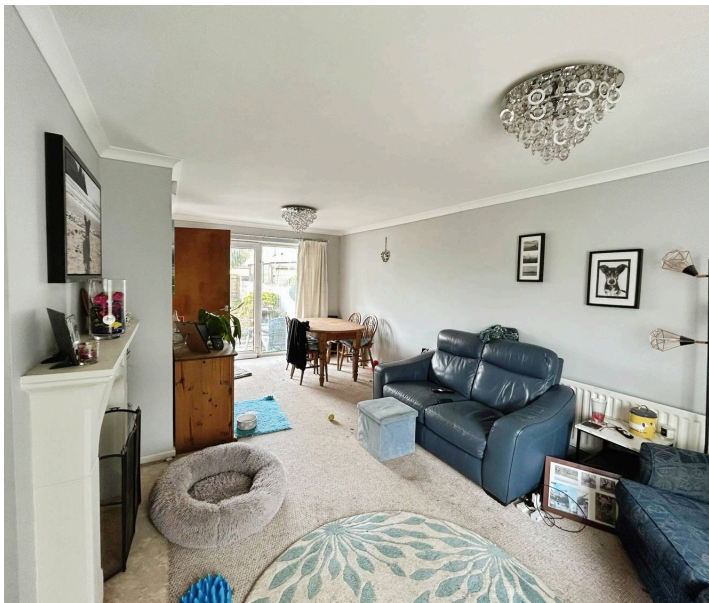
11' 6" x 8' 10" (3.50m x 2.70m)

Tiled flooring. A range of wall and base units with complementary work surfaces. Space for washing machine, space for fridge and freezer. Integrated hob and oven. Sink and drainer with mixer tap. PVCu window.

Lounge

22' 4" x 12' 2" (6.80m x 3.70m)

PVCu window, PVCu sliding door to the rear garden, feature fireplace and fitted carpet.



First floor landing

10' 6" x 2' 7" (3.20m x 0.80m)

Via stairs with fitted carpet. Radiator.

Bedroom 1

12' 6" x 9' 6" (3.80m x 2.90m)

PVCu window, radiator and fitted carpet.

Bedroom 2

11' 6" x 9' 10" (3.50m x 3.00m)

PVCu window, radiator and fitted carpet.

Bedroom 3

11' 6" x 5' 11" (3.50m x 1.80m)

PVCu window, radiator and fitted carpet.

Bathroom

9' 2" x 5' 7" (2.80m x 1.70m)

PVCu opaque window, respatex walls, heated towel rail and vinyl flooring. Three piece suite comprising WC, sink and walk in shower.

Boiler cupboard

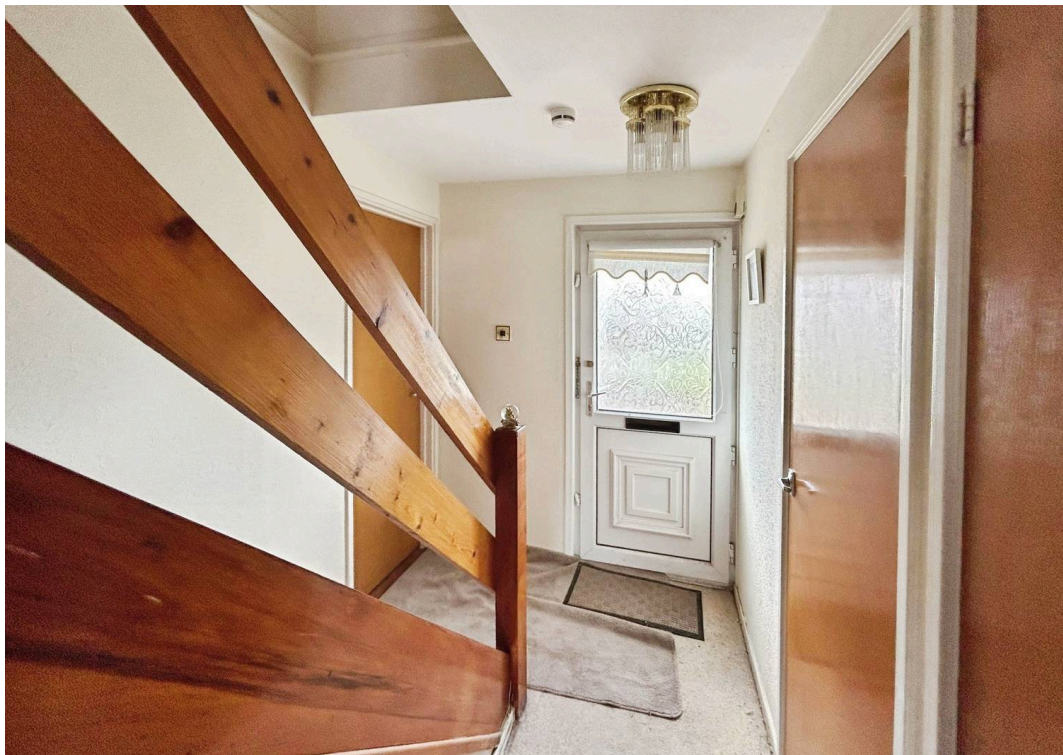
3' 7" x 2' 4" (1.10m x 0.70m)

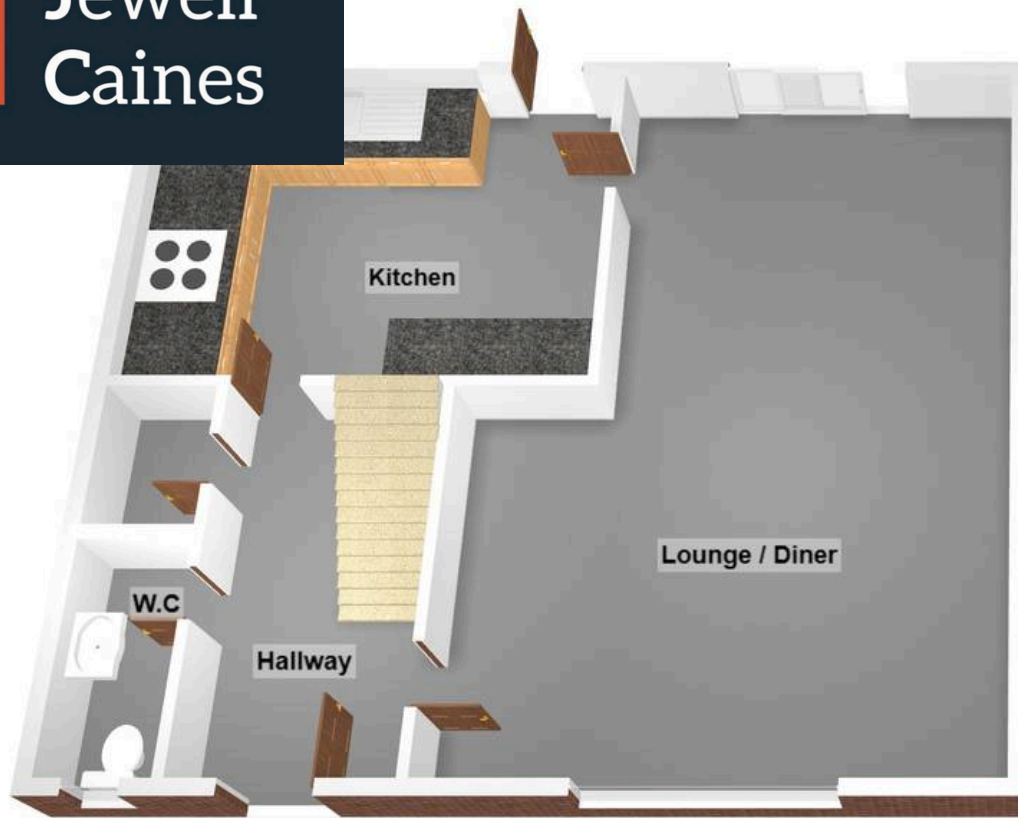
Airing cupboard

3' 7" x 2' 4" (1.10m x 0.70m)

Outside

The rear garden is laid to lawn with patio and footpath leading to rear lane access. On street parking.





Ground Floor



First Floor

Payton Jewell Caines

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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.