

Payton
Jewell
Caines



8 Courtland Place, Port Talbot – SA13 1JJ
Port Talbot

£115,000



8 Courtland Place

Port Talbot

This three bedroom end terrace house presents an exciting opportunity for those seeking a property with scope for full refurbishment, ideally situated in a convenient town centre location. The accommodation is arranged over two floors and features a traditional layout, with a welcoming entrance hall leading to the main reception room. The kitchen is positioned at the rear of the property and benefits from direct access to the ground floor bathroom, which is fitted with a bath, wash hand basin and WC. Upstairs, the first floor comprises three well-proportioned bedrooms, each offering potential for redecoration and modernisation to suit individual tastes. A further WC is located on the first floor for added convenience. With its central location, the house is within easy reach of local shops, supermarkets, cafes and restaurants, as well as excellent transport links including bus and rail services (ideal for commuters and families alike). The surrounding area also offers a choice of well-regarded schools and a range of leisure facilities. Although the property is in need of comprehensive refurbishment, it represents a blank canvas for buyers to create a bespoke home finished to their own specification. This is a rare chance to acquire a centrally located house with significant potential, whether you are a first-time buyer, investor or looking to upsize. The property is offered with no onward chain, ensuring a straightforward purchase process.

- Three bedroom end terrace house
- In need of full refurbishment
- Town centre location
- Ground floor bathroom and first floor WC



Entrance

Via PVCu door into the entrance porch.

Entrance porch

Papered ceiling, part papered / part tiled walls, tiled flooring and door leading into the hallway.

Hallway

Papered ceiling with feature coving, papered walls, fitted carpet, radiator and carpeted stairs leading to the first floor with under stairs storage. Two door leading to the lounge and door leading into the kitchen.

Lounge

10' 3" x 26' 0" (3.12m x 7.93m)

Measurements to the bay. Papered ceiling and walls, fitted carpet, radiator, PVCu double glazed bay window to the front with original wooden surround and window to the rear of the property. Wall mounted gas fire.

Kitchen

10' 0" x 13' 0" (3.06m x 3.97m)

Emulsioned ceiling and walls, tiled flooring, PVCu double glazed window to the side of the property and under stairs storage space. A range of wall and base units with complementary work surface housing a stainless steel sink drainer, integrated cooker, space and plumbing for automatic washing machine and space for fridge/freezer. Wall mounted boiler. Door leading into an inner porch.



Inner porch

PVCu door leading to the rear garden and door leading into the downstairs bathroom.

Bathroom

10' 0" x 8' 1" (3.04m x 2.46m)

Emulsioned ceiling, part emulsioned / part tiled walls, tiled flooring, radiator and PVCu double glazed window to the rear. Three piece suite comprising low level WC, sink/pedestal and paneled bath.

Landing

Papered and coved ceiling, papered walls, fitted carpet, storage cupboard and loft access. Four doors leading off.

Bedroom 1

16' 5" x 11' 1" (5.01m x 3.38m)

Overlooking the front of the property via two PVCu double glazed windows, papered ceiling and walls, fitted carpet and radiator.

Bedroom 2

11' 7" x 11' 2" (3.52m x 3.41m)

Overlooking the rear via PVCu double glazed window, emulsioned ceiling, papered walls, fitted carpet and radiator.

Bedroom 3

10' 2" x 11' 4" (3.09m x 3.46m)

PVCu double glazed window to the side of the property, emulsioned ceiling and walls, fitted carpet and radiator.

WC

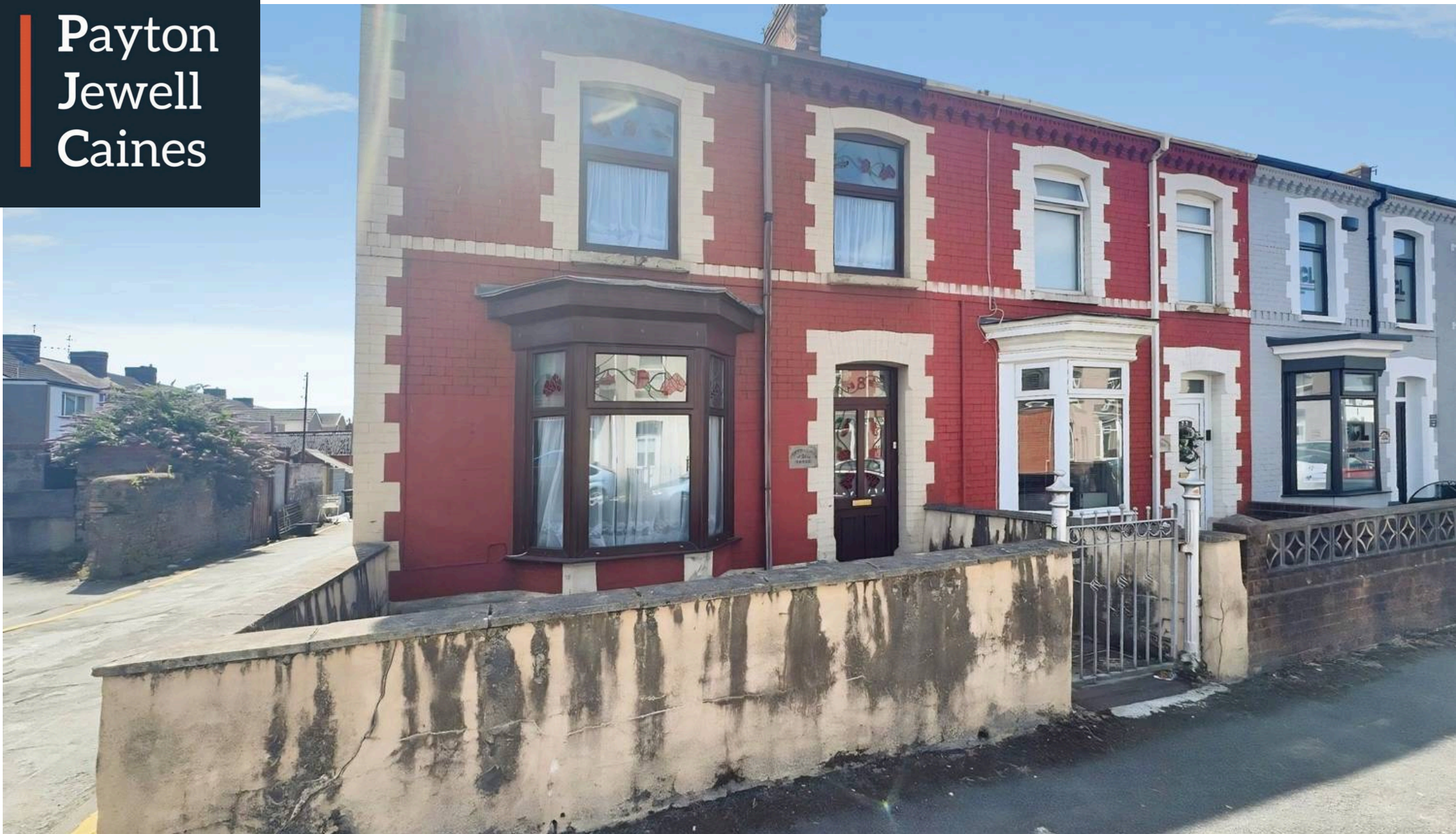
3' 11" x 3' 10" (1.19m x 1.18m)

Emulsioned ceiling and walls, fitted carpet, PVCu double glazed window with obscured glass to the side of the property. Two piece suite comprising low level WC and sink/pedestal.

Outside

Via wrought iron gate to the front garden laid to patio. Side access to a lane. Enclosed rear garden laid to concrete and lawn with mature shrubs and plants and path leading to a large brick built shed.





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