



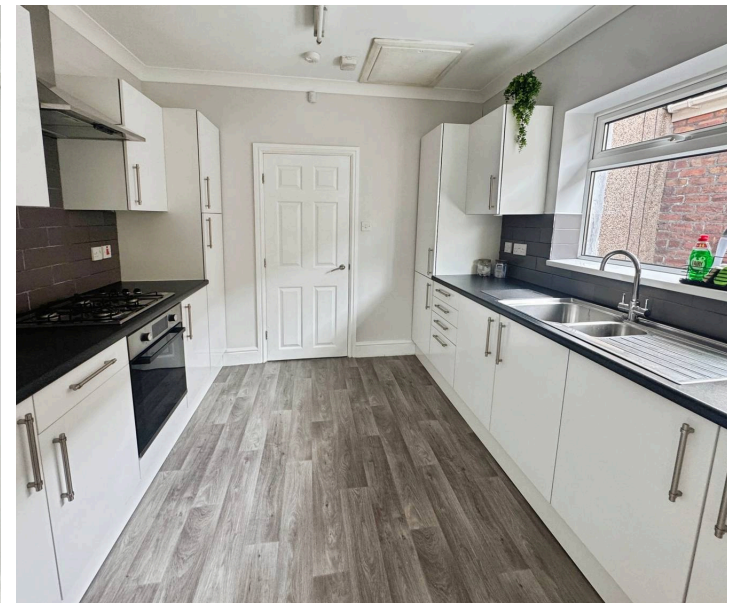
7 James Street, Port Talbot – SA13 1AR
Port Talbot

£149,950

7 James Street

Port Talbot

This well-presented three bedroom mid terrace house offers an excellent opportunity for first time buyers seeking a spacious and characterful home. The property retains many original features, providing a charming blend of period details and modern living. The ground floor comprises two generous reception rooms, ideal for both relaxing and entertaining, along with a fitted kitchen that offers ample storage and workspace. A downstairs bathroom, complemented by a separate WC, adds convenience for family living. Upstairs, there are three well-proportioned bedrooms, each providing comfortable accommodation and flexibility for family life or home working. The house is thoughtfully laid out to maximise natural light and space throughout, with tasteful décor that enhances its welcoming atmosphere. Additional benefits include a garage, offering secure parking or valuable storage. This property is ideally situated for access to local amenities, schools and transport links, making it a practical choice for commuters and families alike. Viewing is highly recommended to appreciate the full potential and character of this delightful home.





- Three bedroom mid terrace house
- Two reception rooms
- Kitchen
- Downstairs bathroom with separate WC
- Enclosed rear garden
- Garage
- Ideal first time purchase
- Retains many original features
- Close to the M4

Entrance

Via PVCu door into the porch, coved ceiling and tiled flooring. Door leading into the hall.

Hall

Coved ceiling, original features, radiator and fitted carpet. Stairs leading to the first floor with fitted carpet.

Reception room 1

12' 4" x 9' 5" (3.76m x 2.88m)

Coved ceiling, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Feature original fire surround with cast iron grate.

Reception room 2

13' 8" x 10' 11" (4.16m x 3.33m)

Coved ceiling, papered walls, PVCu double glazed window overlooking the rear of the property, under stair storage cupboard, radiator and fitted carpet. Door into kitchen.



Kitchen

11' 2" x 9' 9" (3.40m x 2.96m)

Coved ceiling, access to loft, part emulsioned/part tiled walls, PVCu double glazed window to the side of the property, radiator and vinyl flooring. A range of wall and base units with a complementary work surface housing a stainless steel sink and drainer. Integrated electric oven with gas hob. Space for fridge/freezer. Door leading to the inner porch.

Inner porch

Coved ceiling, radiator, PVCu door to the side of the property leading out on to the rear garden and vinyl flooring. Plumbing for automatic washing machine. Door leading to family bathroom.

Family bathroom

6' 6" x 6' 1" (1.98m x 1.85m)

Coved ceiling, respatex walls, PVCu obscure double glazed window overlooking the rear of the property, radiator and vinyl flooring. Two piece suite comprising pedestal wash hand basin and panelled bath with overhead shower and glass privacy screen.

WC

6' 2" x 2' 6" (1.88m x 0.76m)

Coved ceiling, part emulsioned/part tiled walls, PVCu obscure double glazed window overlooking the rear of the property, radiator, low level WC and vinyl flooring.

First floor landing

Via stairs with fitted carpet. PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Three doors leading off.

Bedroom 2

10' 2" x 9' 5" (3.11m x 2.86m)

Papered walls, PVCu double glazed window overlooking the rear of the property, radiator and fitted carpet. Original cast iron fire.

Bedroom 1

11' 3" x 9' 5" (3.42m x 2.88m)

Papered walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet. Cast iron fireplace.

Bedroom 3

8' 3" x 6' 6" (2.51m x 1.99m)

Papered walls, PVCu double glazed window overlooking the front of the property, radiator and fitted carpet.

Outside

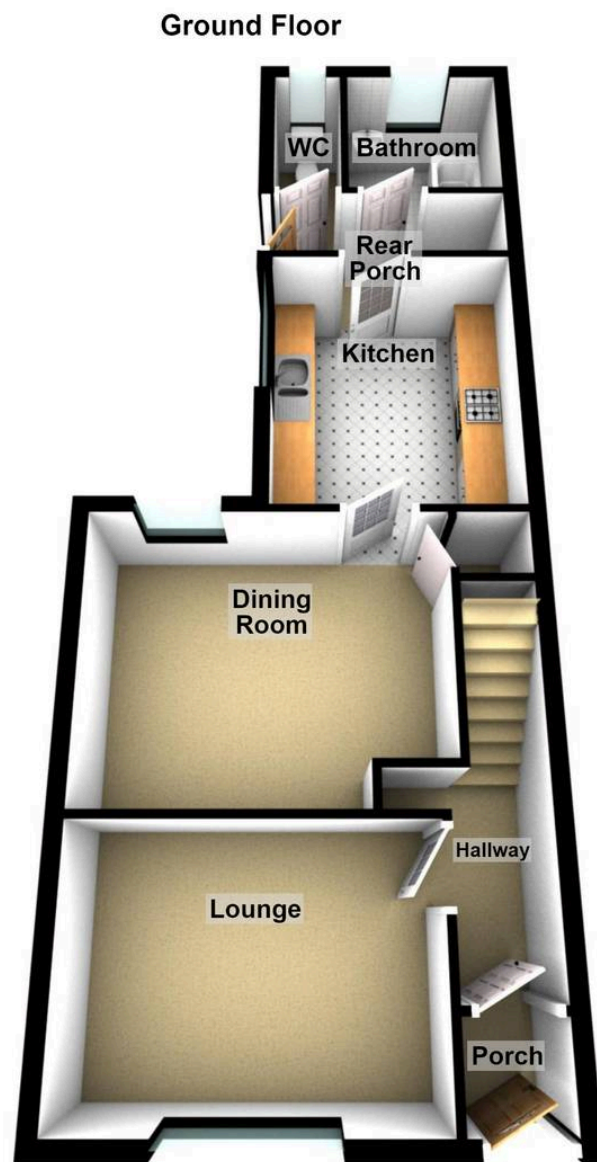
Enclosed private rear garden laid to Cotswold patio.

Garage

Located at the rear of the property. Suitable for two vehicles. Electric roller shutters. Plumbing for washing machine and space for tumble dryer.







7 James Street, Port Talbot

Payton Jewell Caines

Payton Jewell Caines, 53 Station Road – SA13 1NW

01639891268 • porttalbot@pjchomes.co.uk • pjchomes.co.uk/

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.