



The Uplands , Port Talbot, Neath Port
Talbot. SA13 2EW

£124,995

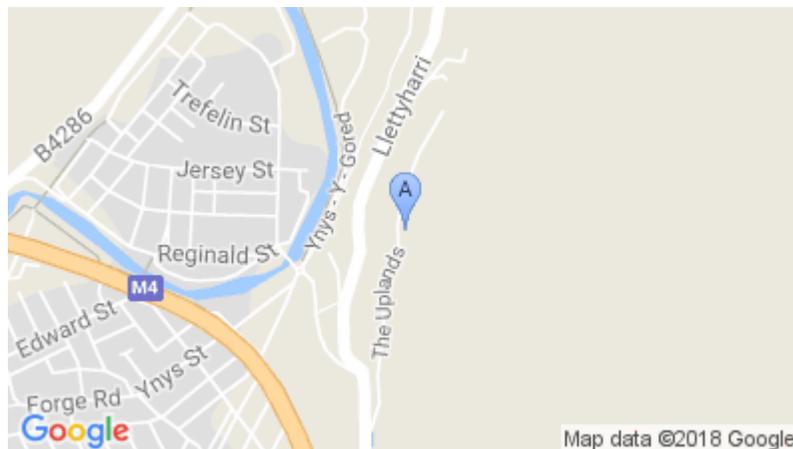


The Uplands , Port Talbot, Neath Port Talbot. SA13 2EW

VIEWING RECOMMENDED on this traditional mid terrace benefiting from TWO RECEPTIONS, Beech fitted kitchen and LARGER THAN AVERAGE family bathroom with a FOUR PIECE SUITE. Good size enclosed GARDEN TO THE REAR. Ideal purchase for FIRST TIMER BUYERS.

£124,995 - Freehold

- Three bedroom mid terrace cottage
- Two reception rooms. EPC - D
- Beech fitted kitchen
- Larger than average bathroom
- Tiered garden to the rear
- Superb views from front elevation



DESCRIPTION

Situated in an elevated position with views across to Swansea Bay this is a nicely presented mid terrace offering good size accommodation throughout comprising entrance hall, lounge with archway through to second reception and fitted kitchen.

To the first floor there are three bedrooms and spacious family bathroom benefiting from a four piece suite. Externally there is a garden to the rear with gate leading out on to the forestry.

The Uplands is situated just off Penycae Road in the centre of Port Talbot with both the M4 and town centre within easy access.

ENTRANCE HALLWAY

Via frosted glass PVCu double glazed door. Coving. Staircase leading to first floor. Radiator and fitted carpet.

RECEPTION 1 (15' 3" x 9' 7") or (4.64m x 2.92m)

Coving. PVCu double glazed sash window overlooking the front. Cupboard housing electric meter. Radiator and fitted carpet. Square archway through to:

RECEPTION 2 (15' 5" x 11' 0") or (4.70m x 3.36m)

Coving. PVCu double glazed window overlooking the rear. Understairs storage cupboard. Telephone point. Radiator and fitted carpet.

KITCHEN (14' 1" x 9' 1") or (4.29m x 2.76m)

Two PVCu double glazed windows overlooking the rear and side. Frosted glass PVCu double glazed door leading out on to the rear garden. Beech fitted kitchen having a range of base and wall units with coordinating roll edge worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Built-in electric oven with four gas burner hob and extractor. Plumbing for automatic washing machine. Space for tumble dryer. Space for fridge/freezer. Wall mounted combination boiler. Radiator and tiled flooring.

FIRST FLOOR LANDING

Coving. Fitted carpet.

BEDROOM 1 (12' 0" x 10' 0") or (3.66m x 3.05m)

PVCu double glazed window overlooking the rear. Radiator and fitted carpet.

BEDROOM 2 (10' 8" x 9' 7") or (3.25m x 2.92m)

PVCu double glazed sash window overlooking the front. Radiator and fitted carpet.

BEDROOM 3 (8' 3" x 7' 6") or (2.52m x 2.28m)

PVCu double glazed sash window overlooking the front. Radiator and fitted carpet.

FAMILY BATHROOM (11' 5" x 9' 2") or (3.49m x 2.80m)

Coving. PVCu double glazed window overlooking the rear. Frosted glass PVCu double glazed window overlooking the side. White four piece suite comprising walk-in shower cubicle, panelled bath, pedestal and low level w.c. Radiator and fitted carpet.



OUTSIDE

Enclosed tiered garden to the rear which is partly laid to patio and lawn with wooden gate leading out on to the forestry behind.

Enclosed garden to the front which is laid to patio with steps leading up to the front door.

DIRECTIONS

Travelling out of Port Talbot town centre along Talbot Road at the traffic lights turn left in to Abbey Road. At the roundabout take the second exit then left in to Penycae Road. Travel along the road then take a right in to The Uplands and the property can be found on the right hand side.



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		69
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.



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