



South Street, Port Talbot, Neath Port  
Talbot. SA13 1TB

£140,000





## South Street, Port Talbot, Neath Port Talbot. SA13 1TB

**MUST BE VIEWED INTERNALLY!**

Situated in a popular residential area. Accommodation comprises ground floor, hallway, lounge, dining room, kitchen, bathroom. First floor, three bedrooms, occasional; attic room. LOW MAINTENANCE rear garden having patio. DOUBLE GARAGE with power, light and roller door.

**£140,000 - Freehold**

- Three bedroom end terrace house
- Lounge with arch way to dining room
- French doors to rear garden
- Occasional attic room
- Double garage to the rear
- Large low maintenance rear garden/EPC - D



## DESCRIPTION

We are pleased to offer for sale this traditional end terrace which is situated in the popular residential location of Taibach and within walking distance of Port Talbot Memorial Park, local Primary school and shops.

Accommodation briefly comprises to the ground floor, entrance hall, two reception rooms, kitchen and family bathroom. To the first floor there is a landing that leads to three bedrooms with a staircase that leads up to the attic room.

Externally to the rear there is a well presented low maintenance garden and detached garage with roller shutter door.

## ENTRANCE

Via PVCu frosted double glazed door with side panel into entrance porch finished with skimmed walls, laminate flooring and door way through to entrance.

## ENTRANCE HALL

Skimmed ceiling and walls, oak effect laminate flooring, radiator, staircase leading to first floor, opening into the first and second reception rooms.

## RECEPTION 1 (12' 10" x 9' 9") or (3.91m x 2.97m)

Skimmed and coved ceiling, skimmed walls, two wall lights in dimmers, PVCu double glazed tilt and turn window overlooking the front of the property, radiator and oak effect laminate flooring with sunken spot lights. Arch way through to second reception room.

## RECEPTION 2 (16' 4" x 12' 10") or (4.99m x 3.90m)

Skimmed ceiling, centre light, smoke detector, skimmed walls, radiator, chimney breast with alcoves either side and sunken spot lights, low level storage housing the electric and gas meter, under stairs storage with lighting, and oak effect laminate flooring. PVCu double glazed French doors leading out to the rear garden. Door way through to kitchen

## KITCHEN (11' 5" x 8' 11") or (3.48m x 2.72m)

Skimmed ceiling, centre spot lights, coving, part skimmed/part tiled walls, tiled flooring and PVCu double glazed window overlooking the side of the property. A range of wall and base units in an oak effect with co-ordinating roll edge work top. Integrated dishwasher, space for electric cooker and hob with over head extractor hood. Space and plumbing for automatic washing machine and space for American style fridge/freezer. Door to downstairs family bathroom.

## DOWNSTAIRS BATHROOM (9' 0" x 5' 10") or (2.75m x 1.78m)

Skimmed ceiling with centre spot lights, coving, respatex to the walls, two PVC frosted double glazed windows overlooking the rear, radiator and ceramic tiled flooring. Three piece suite comprising low level WC, wash hand basin with vanity unit and panelled bath with overhead mains fed shower.

## FIRST FLOOR LANDING

Via staircase with fitted carpet, sunken spot lights and banister. Skimmed and coved ceiling with centre light, skimmed walls and all doors leading off. Staircase with fitted carpet leading to attic room.





### **BEDROOM 1 (13' 11" x 10' 2") or (4.24m x 3.10m)**

Centre light, coving, two PVCu double glazed tilt and turn windows overlooking the front of the property, radiator, fitted storage and dark wood effect laminate flooring.

### **BEDROOM 2 (10' 4" x 10' 4") or (3.15m x 3.16m)**

Centre light, coving, skimmed walls, PVCu double glazed window overlooking the rear, two sets of fitted storage, radiator and fitted carpet.

### **BEDROOM 3 (11' 6" x 9' 1") or (3.50m x 2.76m)**

Skimmed ceiling, centre light, access to loft, partially skimmed walls with feature wallpaper, PVCu double glazed window overlooking the rear garden, radiator, fitted storage cupboard housing gas combination boiler and fitted carpet.

### **OCCASIONAL ATTIC ROOM**

Via staircase with fitted carpet. Tongue and groove wood cladding, two sky lights, sunken spot lights, electric installed and fitted carpet.

### **OUTSIDE**

Large enclosed rear garden which is low maintenance with a patio area ideal for garden furniture, garden path leads throughout the garden, partially laid to slate stones and an area laid to artificial grass. Towards the rear of the garden there is an area laid with decking ideal for garden furniture and entertaining. The garden leads to a brick built rendered double garage.

### **DOUBLE GARAGE**

Electric roller shutter door, outside light, access to water point, boarded inside with PVCu double glazed window and PVCu door. Power installed.

### **NOTE**

Oak veneer doors throughout.


### **DIRECTIONS**

On entering Taibach, at the traffic lights opposite Aldi turn left. Follow the road along a little way and then turn left into Park Street. Take the first right and then left into South Street. The property can be found immediately on the left hand side.



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.



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. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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