



Glyndwr Street, Port Talbot, Neath Port Talbot. SA13 1YH

£125,000



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Conveniently located within WALKING DISTANCE of Port Talbot town centre and transport hub this traditional mid terrace would be an ideal first time purchase or family home. Available for sale with NO ONGOING CHAIN, early viewings are highly recommended.

£125,000 - Freehold

- Three bedroom mid terrace
- Lounge with square arch to dining room
- Good size kitchen. EPC - D56
- Ground floor shower room
- Low maintenance rear garden
- Car port with inspection pit



DESCRIPTION

We are pleased to offer for sale this traditional mid terrace home which is ideally situated minutes away from the M4 corridor and within walking distance of Port Talbot town centre as well as local schools and amenities. The property offers good size accommodation throughout and would make an ideal purchase for anyone looking for their first home.

Briefly comprising to the ground floor entrance porch, hallway, two reception rooms, kitchen, shower room and separate w.c. To the first floor there is a landing that leads to three bedrooms.

Externally to the rear there is an easily maintainable garden with areas of mature planting and a covered car port with double gates leading to the rear lane.

ENTRANCE PORCH

Via frosted glass PVCu door. Tiled and coved ceiling. Original black and white tiled flooring.

HALLWAY

Tiled ceiling. Feature moulding. Papered walls. Staircase leading to the first floor. Radiator. Original black and white tiled flooring.

RECEPTION 1 (12' 11" x 9' 11") or (3.93m x 3.03m)

Tiled and coved ceiling. Ceiling rose. PVCu double glazed bay window overlooking the front. Papered walls. Chimney breast with alcoves either side and built-in storage cupboard housing the fuse box. Feature gas fire set on a marble hearth with surround and wooden mantle. Radiator. Fitted carpet. Square opening through to:

RECEPTION 2 (16' 8" x 11' 3") or (5.08m x 3.44m)

Tiled and coved ceiling. Smoke detector. Papered walls. PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side, built-in display unit and storage cupboard housing the gas meter. Understairs storage. Radiator. Fitted carpet.

KITCHEN (9' 10" x 9' 1") or (3.00m x 2.77m)

Papered ceiling. PVCu double glazed window overlooking the side. Serving hatch overlooking reception two. Fitted kitchen having a range of wall and base units with coordinating worktops and ceramic tiling to splashback. Stainless steel inset sink and drainer with mixer tap. Gas point for cooker. Space for fridge/freezer. Plumbing for automatic washing machine. Wall mounted Baxi boiler. Tiled flooring.

REAR PORCH

Built-in storage cupboard housing the water tank. Frosted glass PVCu door leading out on to the rear garden. Tiled flooring.

DOWNSTAIRS SHOWER ROOM (5' 9" x 5' 9") or (1.75m x 1.74m)

Frosted glass PVCu double glazed window overlooking the rear. Tiled walls. Two piece suite comprising vanity unit and corner shower cubicle with mains fed shower. Radiator. Tiled flooring.

SEPARATE WC (5' 11" x 2' 7") or (1.80m x 0.80m)

Frosted glass PVCu double glazed window overlooking the side. Radiator. Tiled flooring.



FIRST FLOOR LANDING

Tiled and covered ceiling. Smoke detector. Access to loft. Papered walls. Fitted carpet.

BEDROOM 1 (16' 7" x 10' 0") or (5.06m x 3.04m)

Tiled and covered ceiling. Papered walls. Two PVCu double glazed windows overlooking the front. Built-in wardrobes. Radiator. Fitted carpet.

BEDROOM 2 (11' 4" x 10' 6") or (3.45m x 3.21m)

Papered ceiling. PVCu double glazed tilt and turn window overlooking the rear. Chimney breast with alcoves either side. Radiator. Wooden flooring.

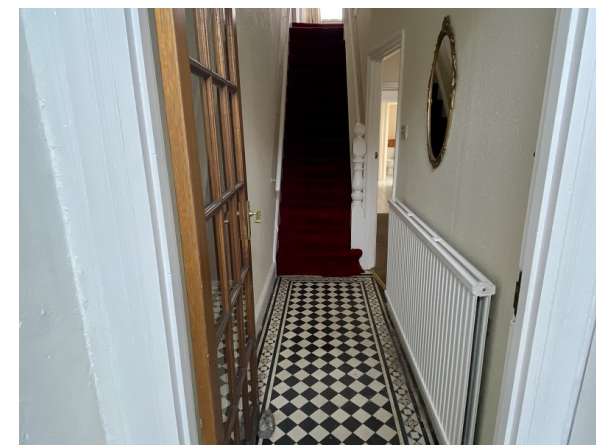
BEDROOM 3 (9' 11" x 8' 6") or (3.03m x 2.58m)

Tiled and covered ceiling. Papered walls. PVCu double glazed window overlooking the rear. Radiator. Wooden flooring.


OUTSIDE

Externally to the rear there is an enclosed low maintenance garden which is laid to patio with mature planting beds to the borders. Feature pond and greenhouse. Block built storage shed with power and lighting. To the very rear of the garden there is a covered car port with inspection pit that has double gates leading out on to the rear lane.

To the front of the property there is an enclosed courtyard with tiled pathway leading to the front door.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
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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