



Ynys Street, Port Talbot, Neath Port Talbot.  
SA13 1YW

Offers In Region Of  
£125,000



# Ynys Street, Port Talbot, Neath Port Talbot. SA13 1YW

## INVESTMENT OPPORTUNITY!

In need of renovation throughout we offer this two bedroom property available for sale with NO ONGOING CHAIN.

Ideally located within WALKING DISTANCE of PORT TALBOT TOWN CENTRE, transport hub, amenities and just minutes drive from the M4 corridor.

## Offers In Region Of £125,000 - Freehold

- Two bedroom property
- Within walking distance of town centre
- Two reception rooms
- In need of renovation throughout
- Excellent M4 access. EPC - F28



## OVERVIEW

Introducing this spacious two bedroom property formally used as the local doctors surgery available for sale with no onward chain. In need of full renovation throughout this property would make an ideal investment purchase and has potential to be turned into two flats or reverted back to a commercial premises. Ideally located within walking distance of Port Talbot town centre, transport hub, amenities and just minutes drive from the M4 corridor.

Accommodation briefly comprises, entrance hall, two w.c./cloakrooms, two reception rooms, kitchenette and two bedrooms. Externally to the front of the property there is an enclosed forecourt with gated access to the front door.

## ENTRANCE

Enter via PVCu door with frosted glass panel.

## ENTRANCE HALL

Centre ceiling light. Skimmed walls. Radiator.

## W.C.

Centre ceiling light. Frosted glass window to the side. Low level w.c. Tiling to splash back areas. Tile flooring.

## RECEPTION 1 (11' 9" x 14' 5") or (3.59m x 4.39m)

Centre ceiling light. Double glazed PVCu window to the front. Radiator. Doors leading to second reception room and kitchenette.

## RECEPTION 2 (13' 7" x 13' 1") or (4.15m x 3.99m)

Centre ceiling light. Double glazed PVCu window to the front. Radiator. Fitted carpet.

## KITCHENETTE (21' 4" x 7' 0") or (6.49m x 2.13m)

Wall mounted combination boiler. Double glazed PVCu window to the rear. Sink and drainer with hot and cold taps. Space for electric cooker. Base units. Radiator. Fitted carpet. Door through to inner hallway.

## W.C.

Frosted glass window to the rear. Low level w.c. Half tiled walls. Tile flooring.

## BEDROOM 1 (13' 5" x 11' 4") or (4.09m x 3.45m)

Centre ceiling light. Frosted glass PVCu window to the front. Double glazed PVCu door leading out to the front of the property. Sink and drainer with hot and cold tap. Radiator. Fitted carpet.

## BEDROOM 2 (13' 1" x 10' 4") or (3.98m x 3.15m)


Centre ceiling light. Double glazed PVCu window to the front. Radiator. Fitted carpet.

## OUTSIDE

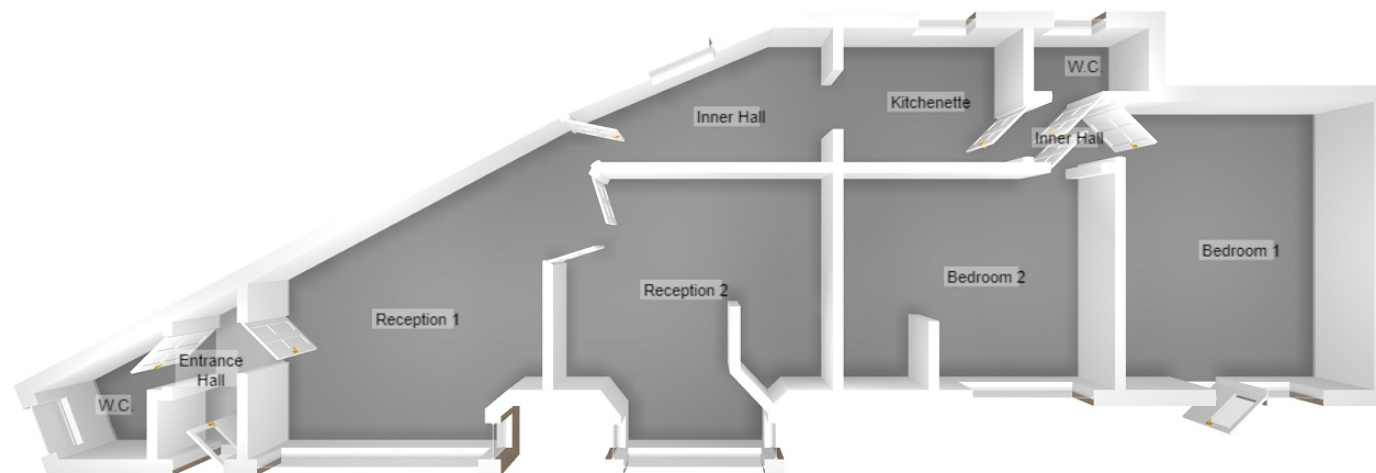
To the front of the property there is an enclosed forecourt bound by low level walls with gated access to the front door.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)

## Neath

Sales: 01639 874507  
[neath@pjchomes.co.uk](mailto:neath@pjchomes.co.uk)  
 Lettings: 01639 874507  
[neathrentals@pjchomes.co.uk](mailto:neathrentals@pjchomes.co.uk)