



Margaret Street, Port Talbot, Neath Port Talbot. SA13 1YP

£85,000



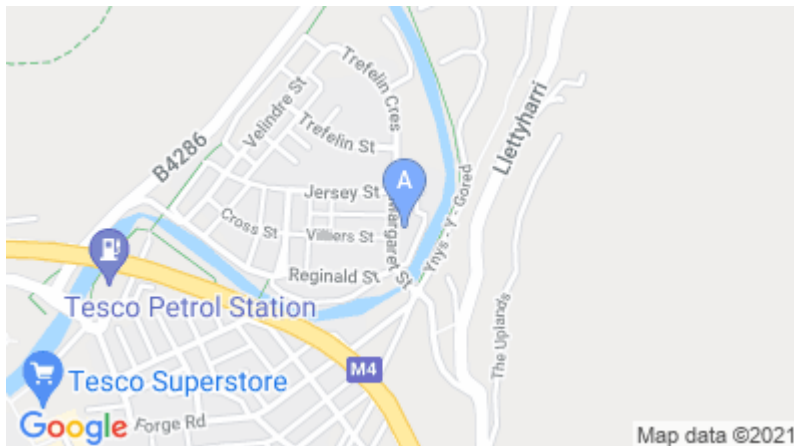
Margaret Street, Port Talbot, Neath Port Talbot. SA13 1YP

INVESTMENT OPPORTUNITY!

Ideally located within walking distance of PORT TALBOT TOWN CENTRE this three bedroom mid terrace property is an ideal investment purchase or for someone looking for a renovation project. Benefiting from TWO RECEPTION ROOMS, an enclosed rear garden and a detached garage.

£85,000 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Detached garage
- Within walking distance of town centre
- Excellent M4 links



OVERVIEW

Situated in the village of Velindre we introduce this three bedroom mid terrace property available for sale with no onward chain. Located within walking distance of Port Talbot town centre, picturesque riverside walks and just minutes from the M4 corridor. In need of renovation throughout this property would make an ideal investment purchase.

Accommodation briefly comprises to the ground floor entrance porch, hallway, two reception rooms, kitchen, downstairs bathroom and separate w.c. To the first floor there are three bedrooms. Externally the property offers an enclosed garden to the rear with a detached garage.

ENTRANCE PORCH

Enter via timber frame door with frosted glass panel. Half tiled walls. Fitted carpet. Timber door with frosted glass panels leading through to hallway.

ENTRANCE HALL

Centre ceiling light. Radiator. Staircase leading to first floor landing with fitted carpet. Fitted carpet. Doors leading off to first and second reception rooms.

RECEPTION 1 (13' 7" x 10' 8") or (4.14m x 3.24m)

Centre ceiling light. Coving. Double glazed PVCu window to the front. Radiator. Chimney breast, alcoves either side with wall lights. Fitted carpet.

RECEPTION 2 (11' 10" x 12' 6") or (3.61m x 3.81m)

Centre ceiling light. Coving. Chimney breast with alcoves either side with wall lights. Gas fire with tile hearth, back and surround. Radiator. Double glazed PVCu window to the rear. Fitted carpet. Door leading through to the kitchen.

KITCHEN (10' 7" x 9' 1") or (3.22m x 2.76m)

Centre ceiling light. Double glazed PVCu window to the rear. Frosted glass panel PVCu door giving access to the rear garden. Kitchen fitted with a range of wall and base units. One and half sink and drainer. Access to under stair storage. Radiator. Fitted carpet. Door leading through to downstairs bathroom.

DOWNSTAIRS BATHROOM (7' 5" x 6' 0") or (2.27m x 1.84m)

Centre ceiling light. Frosted glass window to the rear. Airing cupboard housing combination boiler. Two piece suite comprising pedestal wash hand basin and panelled bath. Half tiled walls. Tiled flooring.

SEPARATE WC

Centre ceiling light. Frosted glass PVCu window to the rear. Low level w.c. Tiled flooring.

FIRST FLOOR LANDING

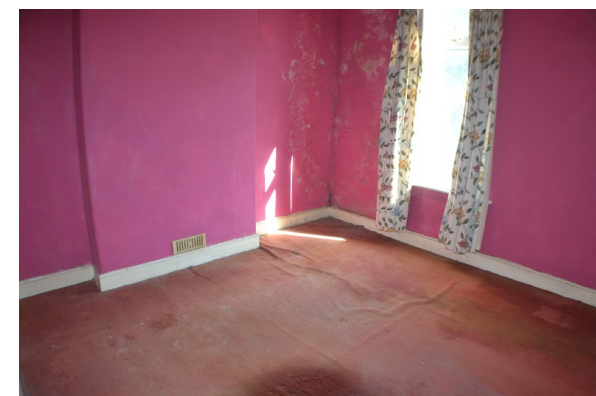
Centre ceiling light. Frosted window to the rear. Continuation of fitted carpet from the staircase. Doors leading off to three bedrooms.

BEDROOM 1 (12' 0" x 10' 8") or (3.67m x 3.26m)

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


BEDROOM 2 (11' 5" x 10' 8") or (3.47m x 3.25m)

Centre ceiling light. Double glazed PVCu window to the rear. Chimney breast with alcoves either side. Fitted



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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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