



Flat 98 Talbot Road, Taibach, Port Talbot,  
Neath Port Talbot. SA13 1LB

Offers Over £70,000

**PCJ** PAYTON  
JEWELL  
CAINES

## Flat 98 Talbot Road, Taibach, Port Talbot, Neath Port Talbot. SA13 1LB

Available for sale with NO ONGOING CHAIN, this GROUND FLOOR FLAT offers spacious accommodation throughout and benefits from a FITTED KITCHEN, shower room and enclosed REAR GARDEN.

Conveniently located within walking distance of local shops, schools and PORT TALBOT TOWN CENTRE.

### Offers Over £70,000 - Freehold

- Ground floor two bedroom flat
- Lounge
- Fitted kitchen
- Shower room
- Gas combination boiler
- Enclosed rear garden



## ENTRANCE HALLWAY

Access via PVCu door through to shared hallway. Papered ceiling. Original coving. Papered walls. Laminate flooring. Staircase to first floor flat. Doorway to ground floor flat.

## HALLWAY

Original coving. Papered walls. Fitted carpet. Doorways leading off to

## BEDROOM 1 (14' 9" x 14' 6") or (4.49m x 4.41m)

Original coving. Papered walls. Radiator. Double glazed PVCu window overlooking the front. Feature fireplace with stone surround and tiled hearth. Fitted carpet.

## BEDROOM 2 (13' 2" x 12' 2") or (4.01m x 3.72m)

Original coving. Papered walls. Radiator. Double glazed PVCu window overlooking the rear. Fitted carpet.

## LOUNGE (13' 4" x 13' 1") or (4.06m x 4.0m)

Skimmed ceiling. Coving. Papered walls. Radiator. Built-in storage. Under stair storage cupboard. Double glazed PVCu window overlooking the rear. Doorway leading through to kitchen.

## KITCHEN (11' 3" x 10' 10") or (3.42m x 3.30m)

Skimmed ceiling. Coving. Emulsioned and tiled walls. Double glazed PVCu window overlooking the rear. Built-in storage cupboard. Kitchen comprises a range of wall and base units with coordinating worktops. Integrated four ring gas hob and oven. Inset acrylic sink and drainer with mixer tap. Wall mounted Baxi gas combination boiler. Tiled flooring. Doorway leading through to inner passage.

## INNER PASSAGE

Skimmed ceiling. Emulsioned walls. Double glazed PVCu frosted glass panel door giving access to rear garden. Vinyl flooring. Doorway leading through to shower room.

## SHOWER ROOM (11' 2" x 5' 8") or (3.41m x 1.72m)

Skimmed ceiling. Respatex to the walls. Radiator. Two Double glazed PVCu frosted window overlooking the rear. Built-in storage cupboard. Three piece suite comprising low level w.c. and pedestal wash hand basin and shower cubicle with overhead electric shower. Vinyl flooring.

## OUTSIDE

To the rear there is an enclosed garden mainly laid to lawn with an area laid to patio slabs. Storage shed. Access to rear lane. To the front there is an enclosed low maintenance forecourt.



## OVERVIEW

Located within close proximity of Port Talbot Parkway train station, local supermarkets and Central Primary School, this spacious one/two bedroom ground floor flat would make an ideal first time purchase or investment opportunity.

Accommodation briefly comprises shared entrance hallway, hallway, lounge, two bedrooms, kitchen, inner passage and shower room.


Externally to the rear there is an enclosed garden mainly laid to patio slabs and lawn with rear lane access. To the front there is an enclosed forecourt.

## NOTE

We have been advised the property is freehold, however, the title deeds have not been inspected.



# 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>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(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.



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