



Prince Street, Port Talbot, Neath Port Talbot. SA13 1NB

Offers In Excess Of
£125,000



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AWAITING INTERNAL IMAGES We are pleased to offer this THREE BEDROOM TRADITIONAL BUILD end of terrace home which is situated close to local schools and has good links to the M4. This property benefits from a nice sized lounge and garden area. Early viewing comes highly recommended.

Offers In Excess Of £125,000

- Traditional built end of terrace
- Three bedrooms.
- NO ONGOING CHAIN
- Popular residential location
- EPC -
- Council tax band C



OVERVIEW

We are pleased to offer this three bedroom property which is located within close proximity of central infant school, local shops and amenities.

Accommodation briefly comprises hallway, two reception rooms, kitchen, three bedrooms and a family bathroom. Externally the property benefits from a small enclosed front garden laid to paving and the rear garden is laid to lawn with a patio area.

HALLWAY

Accessed via double glazed PVCu door. Papered ceiling. Coving. Papered walls. Skirting. Fitted carpet. Stairs leading to first floor. Under stairs storage cupboard. Doorways leading off.

RECEPTION 1 (24' 2" x 11' 5") or (7.37m x 3.49m)

Part skimmed part papered ceiling. Papered walls. Double glazed PVCu bay window overlooking the front of the property. Two radiators, Skirting board. Fitted carpet. Glass sliding doors leading to:

RECEPTION 2 (9' 10" x 7' 0") or (3.0m x 2.13m)

Emulsioned ceiling. Coving. Emulsioned walls. Double glazed PVCu window overlooking the rear. Radiator. Skirting board. Fitted carpet. Serving hatch through to kitchen.

KITCHEN (17' 0" x 5' 11") or (5.17m x 1.81m)

Emulsioned ceiling. Spot light fitting. Two double glazed PVCu windows. Part emulsioned part panel walls. Radiator. Vinyl floor tiles.

The kitchen comprises a range of wall and base units with complementary work surfaces. Single sink drainer unit with mixer tap. Free standing gas cooker. Space for appliances. Double glazed PVCu door leading to garden.

LANDING

Papered ceiling. Coving. Papered walls. Skirting board. Fitted Carpet. Doors leading off.

BEDROOM 1 (9' 11" x 10' 0") or (3.01m x 3.04m)

Papered ceiling. Central light fitting. Papered walls. Two built-in fitted wardrobes. Double glazed PVCu window overlooking the front. Radiator. Skirting board. Fitted carpet.

BEDROOM 2 (11' 4" x 10' 0") or (3.45m x 3.05m)

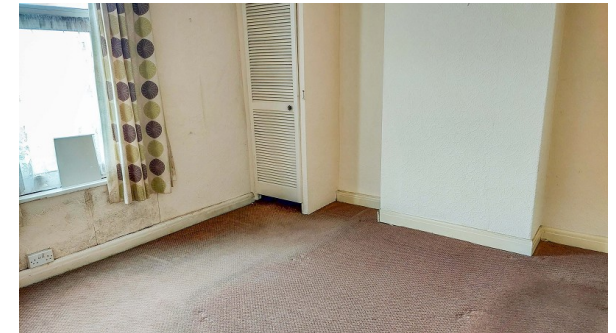
Stippled ceiling. Papered walls. Storage cupboard housing the gas-fired combination boiler. Double glazed PVCu window overlooking the rear. Radiator. Skirting boards. Fitted carpet.

BEDROOM 3 (6' 8" x 3' 7") or (2.04m x 1.08m)

Papered ceiling, Papered walls. Double glazed PVCu window overlooking the front. Radiator. Skirting boards. Fitted carpet.

BATHROOM (3' 6" x 3' 6") or (1.07m x 1.07m)

Respatex ceiling and walls. Double glazed PVCu frosted glass window overlooking the rear. Radiator. Vinyl flooring. Three piece suite comprising W.C, wash hand vanity unit and double length walk in shower with glass screen and overhead rainforest shower head.



OUTSIDE

To the front small enclosed garden which is laid to paving.


To the rear laid to lawn with patio area. Brick built storage shed. Wooden gate leading to lane.

DIRECTIONS

Heading south-east along Talbot Road you will pass Mount Surgery, turn right onto Prince Street, the property will be on the left.



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	59	
(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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