



Bridge Terrace, Port Talbot, Neath Port Talbot. SA13 1AH

£165,000



Bridge Terrace, Port Talbot, Neath Port Talbot. SA13 1AH

We are pleased to offer this THREE BEDROOM MID TERRACE in a select row of five houses situated within close proximity of central infants and junior schools, local shops and amenities. This property benefits from THREE RECEPTION ROOMS, a wet room and enclosed garden. Would make a perfect family home.

£165,000 - Freehold

- Three bedroom mid terrace property.
- Three reception rooms.
- Wet room.
- Enclosed garden.
- Close to local schools.



DESCRIPTION

Introducing this SUPERIOR mid-terraced in a select row of five houses. Generous sized accommodation throughout ideal for a family home. Accommodation comprises entrance hall, three reception rooms, generous sized kitchen, three bedrooms and wet room to first floor. The property benefits from front and rear gardens with on-street parking to the front and rear. Space for a potential car port at the rear of the property.

ENTRANCE

Access via uPVC double glazed bevelled glass front door into vestibule.

VESTIBULE

Original coved papered ceiling. Papered walls. Dado rail. Fitted carpet. Part glazed wooden door leading into the entrance hall.

ENTRANCE HALL

Original coved ceiling and arched feature papered ceiling. Papered walls. Radiator. Fitted carpet. Staircase with fitted carpet to the first floor. Under stairs toilet. All doors leading off.

RECEPTION 1 (13' 2" x 12' 10") or (4.02m x 3.92m)

Skimmed ceiling. Coving. Ceiling rose. Papered walls. Radiator. Fitted carpet. uPVC double glazed bay window boasting spectacular views of the surrounding hillside and Port Talbot rugby ground. Fireplace with Tiled hearth, wall hung electric fire and recessed walls.

RECEPTION 2 (12' 2" x 10' 7") or (3.72m x 3.22m)

Skimmed and coved ceiling with original ceiling rose. Papered walls with one feature papered wall. uPVC double glazed window to the rear of the property. Fitted carpet. Radiator. Gas fire set within a tiled hearth, recessed walls with wall light facilities.

RECEPTION 3 (14' 4" x 10' 2") or (4.38m x 3.11m)

Textured and coved ceiling. Papered walls. Block wood flooring. Radiator. Two uPVC double glazed windows to the rear of the property. Arch feature leading into the kitchen.

KITCHEN (16' 1" x 10' 3") or (4.90m x 3.12m)

Skimmed and coved ceiling. Emulsioned walls with one feature papered wall. Radiator. Carpet-tiled flooring. The kitchen is comprised of a range of wall and base units with complimentary work surfaces. Single drainer sink unit with mixer tap. Plumbing for automatic washing machine and ample space for low-level appliances. Electric oven. Recessed wall housing the gas-fired combination boiler. Two uPVC double glazed windows and uPVC double glazed door to the rear of the property. KITCHEN NEEDS MODERNISING.

LANDING

Split-level landing. Papered ceiling and walls. Original spindle balustrade. Fitted carpet. Storage cupboard. All doors leading off.



BEDROOM 1 (16' 10" x 13' 8") or (5.12m x 4.17m)

Papered ceiling and walls. Radiator. Fitted carpet. uPVC double glazed bay window and uPVC tilt and turn window to the front of the property, with bevelled glass top panels, boasting spectacular views over the hillside and rugby grounds.

BEDROOM 2 (12' 2" x 10' 7") or (3.72m x 3.22m)

Papered and coved ceiling. Papered walls. Radiator. Fitted carpet. uPVC double glazed window to the rear of the property with a bevelled glass top panel.

BEDROOM 3 (10' 6" x 10' 4") or (3.20m x 3.16m)

Textured ceiling. Papered walls. Radiator. Fitted carpet. Tilt and turn uPVC double glazed window to the rear of the property with bevelled glass top panel.

WET ROOM (8' 0" x 7' 0") or (2.45m x 2.13m)

Respatex ceiling and walls. Part-papered walls. Frosted glass uPVC double glazed window to the rear of the property. Radiator. Special non-slip vinyl floor covering. White suite comprising low level WC, pedestal wash hand basin and shower with disabled facilities, plumbed overhead electric shower, shower rail and curtain.

OUTSIDE

Enclosed rear garden. Laid to lawn. Storage to the rear. Shrub border.

The front of the property benefits from an enclosed garden. Gate providing access to steps leading to a raised area with mature shrubs. Paved patio area. Footpath leading to the front door.


NOTE

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



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	60	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk