



Rice Street, Port Talbot, Neath Port Talbot.  
SA13 1SN

Offers In Excess Of  
£160,000





## Rice Street, Port Talbot, Neath Port Talbot. SA13 1SN

We are pleased to offer this THREE BEDROOM END OF TERRACE home which is close to local schools, shops and has good links to M4. This property benefits from DOUBLE GARAGE, two reception rooms would make a perfect family home. Early viewing comes highly recommended.

### Offers In Excess Of £160,000

- Three bedroom end of terrace home.
- Two reception rooms.
- Low Maintenance garden.
- Double garage
- Close to local schools





## DESCRIPTION

Traditionally built three bedroom end of terrace property. Small front garden bound by stone walls and gate both front and rear gardens are laid entirely to patio and gravel.

## ENTRANCE

Via part-glazed PVCu front door into the entrance porch.

## ENTRANCE PORCH

Skimmed ceiling. Pendant light fitting. Papered walls with dado rail. Skirting board. Ceramic tiled flooring. Wooden door leading into lounge.

## RECEPTION ROOM 1 (21' 7" x 16' 9") or (6.58m x 5.10m)

Skimmed Ceiling. Skimmed walls with picture rail. Fitted carpet. uPVC double glazed bay window to the front of the property with fitted vertical blinds and curtains and uPVC double glazed window to the rear of the property with vertical blinds and curtains. Two radiators. Three cupboards built into the alcoves. Wooden and tiled fire surround and hearth with free standing gas fire. Stairs leading to the first-floor accommodation. Glazed glass door leading into:

## RECEPTION ROOM 2 (16' 1" x 10' 2") or (4.90m x 3.10m)

Skimmed ceiling with central ceiling rose and pendant light. Skimmed walls with dado rail. Skirting board. Fitted carpet. Radiator. uPVC double glazed frosted glass door with glass side panel leading out to the side of the property. Glazed wooden door leading into:

## KITCHEN (10' 10" x 8' 6") or (3.30m x 2.60m)

Papered ceiling. Skimmed walls. uPVC frosted glass door leading into the garden, uPVC double glazed window facing the side of the property and uPVC double glazed window looking onto the rear garden. Radiator. Vinyl flooring.

The kitchen is finished with a range of dark wood wall and base units with complementary laminate work surfaces. Inset cream one and a half sink and drainer unit with cream mixer tap. Space for fridge-freezer, under counter washing machine and dishwasher and Range oven with 8 ring gas burner.

## LANDING

Papered ceiling. Centre pendant light. Hatch providing loft access. Skimmed walls. Skirting board. Fitted carpet. Doors leading off.

## BEDROOM 1 (15' 1" x 11' 10") or (4.60m x 3.60m)

Measurements into the bay. Papered ceiling with centre pendant light. Skimmed walls. Skirting board. Radiator. Fitted carpet. uPVC double glazed bay window to the front aspect with fitted vertical blinds and curtains and uPVC double glazed window with fitted blinds and curtains. Across one wall there is fitted wardrobes with three sliding mirror doors.

## BEDROOM 2 (11' 2" x 10' 10") or (3.40m x 3.30m)

Papered ceiling with centre pendant light. Skimmed walls. Radiator. Skirting boards. fitted carpet. uPVC double glazed window to the side aspect with net and curtains and uPVC double glazed window to the rear aspect with net and curtains.



### **BEDROOM 3 (11' 6" x 10' 10") or (3.50m x 3.30m)**

Papered ceiling with centre pendant light. Skimmed walls. Radiator. Skirting board. Fitted carpet. uPVC double glazed bay window to the side aspect with net and curtains. Two built in storage cupboards with one housing the gas-fired boiler and the other housing the water tank.

### **FAMILY BATHROOM (6' 4" x 7' 3") or (1.92m x 2.20m)**

Papered ceiling with centre pendant light and hatch providing access to the loft space. Skimmed walls. Tiling to the splash back areas. uPVC double double glazed frosted glass window to the side of the property. Radiator. Skirting. Fitted carpet. Three piece suite in white comprising WC, pedestal wash hand-basin with chrome mixer tap and bath with plumbed overhead shower, gold effect mixer taps and glass shower screen.

### **OUTSIDE**

Garden is laid entirely with paving slabs and bound either side by block walls. Access to the front of the property via wooden gate. Double garage to the rear with two up and over doors, uPVC part glazed door and uPVC double glazed window.


### **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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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