



43 St. Mary Street, Fairfield, Port Talbot,
Neath Port Talbot. SA12 6DU

£85,000



43 St. Mary Street, Fairfield, Port Talbot, Neath Port Talbot. SA12 6DU

Introducing this THREE bedroom mid-terraced property located within walking distance of Port Talbot town centre, the property benefits from two reception rooms and a large double garage and is offered for sale with NO ONWARD CHAIN.

£85,000 - Freehold

- THREE bedroom mid-terraced house
- Two reception rooms
- Enclosed low maintenance rear garden
- Double garage
- NO ONWARD CHAIN
- EPC - E
- Council tax band B.



DESCRIPTION

This traditional mid terraced property is ideally located within walking distance of Port Talbot town centre and would be an ideal purchase for anyone looking for their first home or an investment.

Accommodation briefly comprises to the ground floor entrance porch, hallway, two reception rooms, kitchen and an inner hallway leading to the downstairs bathroom and separate w.c. To the first floor there are three bedrooms. Externally there is a low maintenance rear garden with double garage.

ENTRANCE

Access via uPVC double glazed front door into vestibule.

VESTIBULE

Artexed ceiling. Artexed walls. Fitted carpet. Multi-glazed door leading into the entrance hall.

ENTRANCE HALL

Artexed ceiling. Part-artexed part-papered walls. Fitted carpet. Staircase leading to the first floor. Two doorways leading off.

RECEPTION ROOM 1 (13' 10" x 10' 2") or (4.21m x 3.09m)

Polystyrene and coved ceiling. Papered walls. Radiator. Fitted carpet. Gas fire set on tiled hearth and surround. Recessed walls with built in cupboards. Double glazed uPVC window to the front aspect with fitted vertical blinds.

RECEPTION ROOM 2 (14' 4" x 10' 9") or (4.37m x 3.27m)

Artexed ceiling. Papered walls. Radiator. Fitted carpet. Feature chimney breast wall with wood-panelling. Inset gas fire set on a tiled hearth. Recessed walls with built in cupboards. Double glazed uPVC window to the rear of the property. Under stairs storage cupboard. Door leading into kitchen.

KITCHEN (11' 1" x 9' 2") or (3.37m x 2.80m)

Artexed ceiling and walls. Radiator. Fitted carpet. Range of wall and base units with complementary work surfaces. Stainless steel single drainer sink unit. Gas cooker point and plumbing for automatic washing machine. Wall mounted gas boiler. Double glazed uPVC window to the rear of the property. Doorway into inner passage.

INNER PASSAGE

Artexed ceiling. Part-artexed and tiled walls. Fitted carpet. Door to cupboard housing the hot water cylinder. Doors leading into separate WC, bathroom and single glazed lean-to conservatory providing access to the rear garden.

SEPARATE WC

Artexed ceiling. Part-artexed and part-tiled walls. Thermo-plastic tiled flooring. WC. Frosted glass uPVC double glazed window to the rear of the property.

BATHROOM (5' 10" x 5' 9") or (1.77m x 1.74m)

Artexed ceiling. Part-artexed and part-tiled walls. Fitted carpet. Two piece suite comprising pedestal wash hand basin and panelled bath. Radiator. Frosted glass uPVC double glazed window to the rear of the property.



LANDING

Artexed ceiling. Papered walls. Fitted carpet. Spindle balustrade. Double glazed uPVC tilt and turn window to the rear of the property.

BEDROOM 1 (10' 10" x 10' 4") or (3.31m x 3.15m)

Polystyrene tiled ceiling. Papered walls. Fitted carpet. Radiator. Double glazed uPVC window to the front of the property.

BEDROOM 2 (11' 8" x 10' 0") or (3.55m x 3.04m)

Polystyrene and coved ceiling. Papered walls. Six door fitted wardrobe. Radiator. Fitted carpet. Double glazed uPVC tilt and turn window to the rear of the property.

BEDROOM 3 (7' 7" x 6' 8") or (2.30m x 2.04m)

Polystyrene and coved ceiling. Papered walls. Fitted carpet. Double glazed uPVC window to the front of the property.

OUTSIDE

Enclosed rear garden bound either side by walls. Laid to lawn with footpath leading to the double garage at the rear. Courtesy door providing access to the garage with window and up and over doors.

To the front of the property is pavement with on street parking.

NOTE


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

DIRECTIONS

Head north-east on Talbot Road towards Broad Street, go through 1 roundabout, at the next roundabout take the 2nd exit onto Water Street, turn right onto Corporation Road, turn right onto Bailey Street, turn right onto Castle Street, turn left towards St Marys Street, turn left onto St Marys 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		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(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