



James Street, Port Talbot, Neath Port Talbot. SA13 1AW

£135,000



PAYTON
JEWELL
CAINES

James Street, Port Talbot, Neath Port Talbot. SA13 1AW

Ideally located within WALKING DISTANCE of the town centre this traditional mid terrace would be an IDEAL FIRST TIME PURCHASE benefiting from lounge with separate dining room, FOUR PIECE bathroom suite and rear garden with GARAGE and lane access.

£135,000 - Freehold

- Three bedroom mid terrace
- Two reception rooms
- Kitchen to include oven, hob and hood
- Upstairs bathroom, separate w.c.
- Enclosed garden to the rear
- Available with no ongoing chain. EPC - D



OVERVIEW

Introducing this is a traditional mid terraced property which is situated just minutes from the M4 corridor. The property is located within walking distance of the town centre, bus and railway stations and would be an ideal purchase for a first time buyer or investor.

Accommodation briefly comprises ground floor, entrance hall, two reception rooms and kitchen. To the first floor there are three bedrooms and family bathroom with an additional separate w.c. There is an enclosed garden to the rear which has gated access to the rear lane and detached single garage.

ENTRANCE HALL

Via frosted glass PVCu door. Staircase leading to upper floor. Radiator and fitted carpet.

RECEPTION 1 (13' 7" x 11' 2") or (4.13m x 3.41m)

PVCu double glazed window overlooking the rear. Chimney breast with alcoves either side. Fire grate with tiled hearth. Telephone point. Radiator and fitted carpet. Opening into:

RECEPTION 2 (11' 0" x 9' 1") or (3.36m x 2.76m)

PVCu double glazed window overlooking the front. Chimney breast with alcoves either side and feature fire surround. Radiator and fitted carpet.

KITCHEN (14' 0" x 9' 1") or (4.27m x 2.77m)

Coving. PVCu double glazed window overlooking the rear. Frosted glass door leading out on to the rear garden. Newly refurbished fitted kitchen comprising of a range of wall and base units with complementary wood effect roll top work surfaces with matching upstands. Inset sink and drainer with mixer tap. Built-in electric oven with electric hob and extractor. Plumbing for automatic washing machine. Space for fridge and freezer. Understairs storage. Radiator and vinyl flooring.

FIRST FLOOR LANDING

Telephone point. Radiator and fitted carpet.

FAMILY BATHROOM (10' 4" x 9' 9") or (3.15m x 2.96m)

Frosted glass PVCu window overlooking the rear. Four piece suite comprising panelled bath, walk-in shower cubicle, pedestal wash hand basin and low level w.c. Respatex walls. Double radiator and fitted carpet.

SEPARATE WC

Frosted glass PVCu window overlooking the rear. Low level w.c. Fitted carpet.

BEDROOM 1 (11' 0" x 9' 6") or (3.35m x 2.90m)

Coving. PVCu double glazed window overlooking the front. Radiator and fitted carpet.

BEDROOM 2 (10' 1" x 9' 7") or (3.08m x 2.92m)

Coving. PVCu double glazed window overlooking the rear. Built-in storage cupboard housing combination boiler. Fitted carpet.



BEDROOM 3 (8' 0" x 6' 6") or (2.44m x 1.98m)

Coving. PVCu window overlooking the front. Radiator and fitted carpet.

OUTSIDE

Enclosed garden to the rear which is partly laid to patio and lawn with gated access leading out on to the rear lane and detached single garage with up and over door.


DIRECTIONS

From our office in Station Road turn left in to Grove Place leading in to Oakwood Street. At the top of the road turn right in to King Street then right in to Dan Y Bryn Road. Take the first right in to James Street and the property can be found on the left hand side.



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		85
(69-80) C		
(55-68) D	66	
(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.



For illustrative purposes only.
Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property.
All measurements are approximate and not to scale.

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

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