



Castle Street, Port Talbot, Neath Port Talbot. SA12 6DR

£100,000



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Conveniently positioned within WALKING DISTANCE of the town centre and local amenities this traditional mid terrace offers LARGER THAN AVERAGE accommodation throughout and would be an ideal first home. NO ONGOING CHAIN.

£100,000 - Freehold

- Three bedroom mid terraced house
- Two reception rooms
- Spacious accommodation
- Fitted kitchen and utility room
- Lovely low maintenance rear garden
- Council Tax B



DESCRIPTION

Spacious property located close to local shops, amenities, schools and good transport links to bus, rail and M4 corridor. Ideal for a FIRST TIME BUYER or INVESTOR. Three bed mid terraced property located in Port Talbot Town close to all amenities, local shops, schools and Aberavon Beach front.

Accommodation briefly comprises of porch, hallway, two reception rooms, kitchen, utility room, three bedrooms and family bathroom.

ENTRANCE

Accessed via part glazed painted wooden front door leading into porch.

PORCH

Papered ceiling, coving papered walls with dado rail, original tiled floor and half glazed door leading into hallway.

HALLWAY

Artex ceiling, coving, artex walls, radiator and fitted carpet. Staircase leading to first floor accommodation and doors leading off.

RECEPTION 1 (13' 10" x 12' 6") or (4.22m x 3.82m)

Papered ceiling, coving, papered walls, radiator, fitted carpet and front facing wood single glazed bay window fitted with vertical blinds and curtains. Stone built feature fire surround with wooden hearth and inset gas fire.

RECEPTION 2 (11' 6" x 10' 7") or (3.50m x 3.23m)

Papered ceiling, fan light fitting, coving, papered walls, radiator, fitted carpet and rear facing wood single glazed bay window fitted with vertical blinds and curtains.

KITCHEN (13' 0" x 10' 10") or (3.96m x 3.30m)

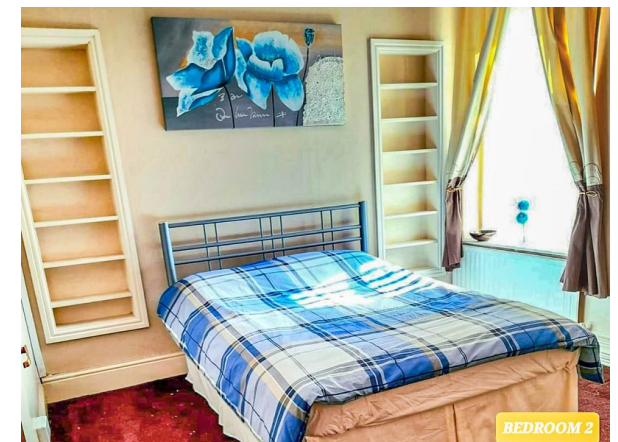
Stippled ceiling, coving, papered walls, ceramic tiles to splash back areas, vinyl flooring and two side facing wood single glazed windows fitted with vertical blinds. Room is fitted with a range of painted wood floor and wall units with laminate worktops. Stainless steel sink and drainer with mixer tap. Built in four ring gas hob with overhead extractor hood and built in oven below. Built in storage cupboards. Glazed wooden door leading into utility room.

UTILITY ROOM (12' 2" x 9' 0") or (3.72m x 2.75m)

Artex ceiling, papered walls, vinyl flooring and dark wood effect half glazed PVCu door leading to rear garden and rear facing single glazed wood framed window fitted with vertical blinds. Room is fitted with a range of green melamine floor cupboards with laminate work top. Under counter space for two appliances. Two built in storage cupboards.

LANDING

Wood clad ceiling, artex walls, fitted carpet and doors leading off.



BEDROOM 1 (14' 10" x 11' 8") or (4.52m x 3.55m)

Stippled ceiling, fan light fitting, papered walls, fitted carpet, two sets of radiators and two front facing single glazed wood framed windows fitted with vertical blinds and curtains. Built in wardrobes with over head storage with wooden louvre doors.

BEDROOM 2 (10' 9" x 10' 4") or (3.27m x 3.15m)

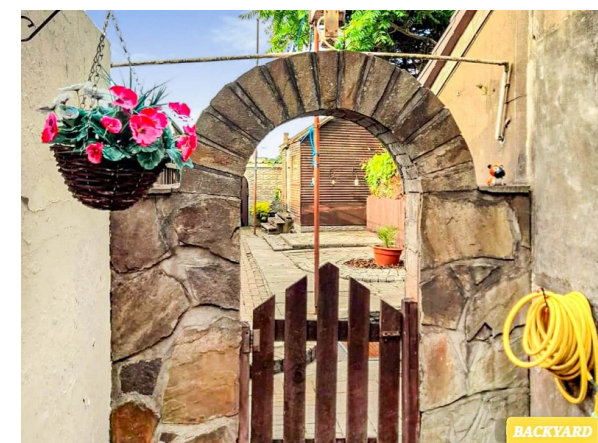
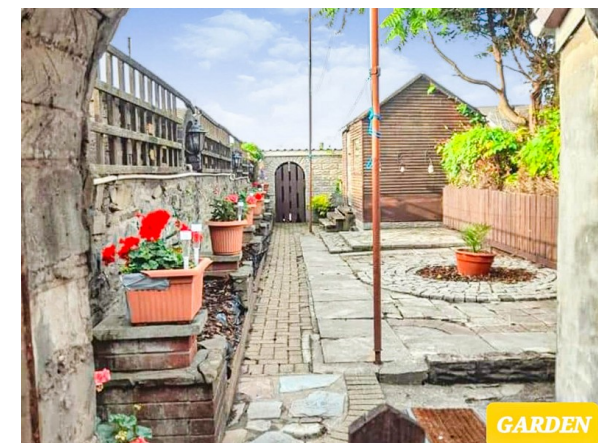
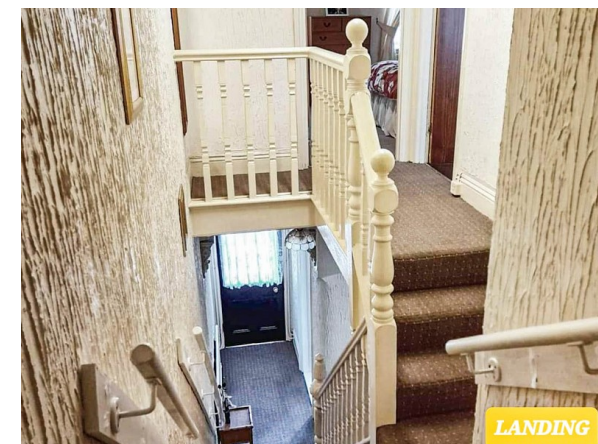
Papered ceiling, coving, papered walls, fitted carpet, radiator and rear facing single glazed wood framed windows fitted with vertical blinds and curtains.

BEDROOM 3 (10' 11" x 9' 3") or (3.32m x 2.82m)

Polystyrene tiled ceiling, fan light fitting, coving, emulsioned skimmed walls, fitted carpet, radiator and two rear single glazed wood framed windows to rear and side of property fitted with venetian blind. Built in storage cupboard housing combination boiler.


FAMILY BATHROOM (7' 6" x 5' 1") or (2.29m x 1.55m)

Wood clad ceiling, loft access hatch, floor to ceiling respatex panelling, non slip flooring, radiator and side facing single glazed wood framed window with fitted roller blind. Room is fitted with a white three piece suite comprises of w.c. pedestal wash hand basin with chrome taps, walk in shower with wall mounted electric shower, shower curtain and half height doors.



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		
(69-80) C		78
(55-68) D		
(39-54) E	53	
(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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