



Hafod Street, Port Talbot Town, Port Talbot,
Neath Port Talbot. SA13 1AE

Offers In Excess Of
£199,950

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Early viewing is recommended for this immaculately presented three bedroom family home in the heart of Port Talbot.

Offers In Excess Of £199,950 - Freehold

- Immaculately presented three bedroom property
- Large fitted family kitchen
- Two bathrooms
- Low maintenance rear garden
- Single garage and storage space
- EPC D/Council tax B



DESCRIPTION

We are delighted to present to the market this immaculately presented three bedroom mid terrace traditional build house set in the heart of Port Talbot. Close to local schools and amenities, shops and transport links. Early viewing highly recommended to appreciate this family home.

Property briefly consists of two reception rooms, large fitted kitchen, downstairs and upstairs bathrooms, three bedrooms, attractive garden and garage to rear.

ENTRANCE

Part glazed PVCu door leading into porch. Emulsioned ceilings with coving. Emulsioned walls. Skirting board. Wood effect laminate floor. Original wooden glazed door into hallway.

HALLWAY

Emulsioned ceiling with original coving and architrave. Emulsioned walls. Skirting board. Radiator. Wood effect laminate floor. Doors leading off. Stairs to first floor accommodation.

RECEPTION 1 (13' 1" x 13' 0") or (3.99m x 3.97m)

Emulsioned ceiling with original coving and ceiling rose. Emulsioned walls with feature slate tile to chimney breast. Skirting board. Fitted carpet. Radiator. Front facing PVC double glazed sash bay windows with fitted vertical blinds.

RECEPTION 2 (14' 3" x 11' 5") or (4.35m x 3.47m)

Emulsioned ceiling with original coving. Emulsioned walls. Skirting board. Wood effect laminate floor. Feature slate effect tiles into the alcoves. Slate hearth and open fire place with free standing multi fuel burner with wooden mantle. Opening into kitchen diner.

KITCHEN/DINER (18' 1" x 16' 10") or (5.51m x 5.13m)

Emulsioned ceiling with inset spotlights. One roof skylight. Emulsioned walls. Skirting board. Limestone floor tiles. Two radiators. Two sets of PVCu double glazed french doors leading to the rear garden. Kitchen is fitted with a range of cream shaker style floor and wall cupboards with solid wood worktops. White enamel one and a half sink and drainer with stainless steel instant boil hot and cold mixer tap. Built in black four ring gas hob with overhead stainless steel extractor hood. High level built in electric oven with built in microwave above. Space for tumble dryer. Integrated washing machine and dish washer. Integrated fridge/freezer.

DOWNSTAIRS SHOWER ROOM

Emulsioned walls. Ceramic floor tiles. Chrome wall mounted heated towel rail. Fitted with three piece white suite comprising low level WC. Wall mounted wash hand basin with chrome hot and cold mixer tap. Built in shower cubicle with white shower tray. Chrome wall mounted shower. Glass bi-fold doors. Built in cupboard containing gas fired combination boiler.

LANDING

Emulsioned ceiling with loft access hatch. Coving. Emulsioned walls. Skirting board. Fitted carpet. Doors leading off.



BEDROOM 1 (14' 2" x 10' 1") or (4.31m x 3.08m)

Emulsioned ceiling. Coving. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Two front facing PVCu double glazed sash windows with fitted vertical blinds. Fitted built in wardrobes with sliding doors across one wall.

BEDROOM 2 (11' 5" x 11' 2") or (3.48m x 3.41m)

Emulsioned ceiling with coving. Emulsioned walls which are half panelled. Skirting board. Fitted carpet. Radiator. Rear facing PVCu double glazed window with fitted vertical blind and curtain pole.

BEDROOM 3 (9' 5" x 7' 5") or (2.87m x 2.25m)

Emulsioned ceiling. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blinds. Built in wardrobes across one wall.

FAMILY BATHROOM (9' 2" x 6' 7") or (2.80m x 2.00m)

Emulsioned ceiling with inset spotlights. Half emulsioned walls, half ceramic wall tiles. Vinyl flooring. Radiator. Side facing PVCu double glazed windows with fitted roller blind. Room is fitted with three piece suite comprising low level WC. Vanity wash hand basin with hot and cold mixer tap. Centre fill white Jacuzzi style bathtub with chrome hot and cold mixer tap and shower head attachment.

FRONT GARDEN

Bounded on three sides by brick wall. Metal gate into low maintenance front garden laid with pavers and path to front door.

REAR GARDEN

Bounded by brick and rendered wall. Low maintenance rear garden set on two levels. Slate pavers. Steps leading up to sun terrace. Grass effect rugs with balustrade. Door into garage.

GARAGE

Single garage and storage area. Electric door giving access to rear lane. Power and water supply to the garage. PVCu double glazed rear window.


NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



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	62	
(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.



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