

Payton  
Jewell  
Caines



East Street, Port Talbot, Neath Port Talbot.  
SA13 2YG

£115,000

**PJC** PAYTON  
JEWELL  
CAINES



## East Street, Port Talbot, Neath Port Talbot. SA13 2YG

We are pleased to present to the market with no onward chain this traditional two bedroom semi detached house with abundance of potential situated in the heart of Goytre Village. This property would make an ideal first time purchase or those looking to downsize. Early viewing is highly recommended.

£115,000

- Two bedroom semi detached house
- Large shower room to first floor
- Driveway for off road parking
- Larger than average enclosed rear garden
- Stunning mountain views
- No onward chain





## DESCRIPTION

We are pleased to present to the market with no onward chain this traditional two bedroom semi detached house with abundance of potential situated in the heart of Goytre Village. This property benefits from close access to local shops, infant and junior school, amenities and transport links to Port Talbot Town Centre and M4 corridor. Early viewing is highly recommended to fully appreciate all that this property has to offer. Accommodation briefly comprises to the ground floor entrance hall, reception room and kitchen. To first floor two bedrooms and a shower room. Externally to the rear is a larger than average enclosed garden and driveway to front for off road parking.

## ENTRANCE HALL

Enter property via PVCu door with frosted glass panels. Polystyrene tiled ceiling. Ceiling light. Smoke detector. Papered walls. Radiator. High rise wall mounted electric box. Stair case leading to first floor landing. Laminate flooring. Doorway through:

## RECEPTION 1 (15' 2" x 12' 10") or (4.62m x 3.92m)

Ceiling is tiled with feature ceiling rose and ceiling light and finished with coving. Papered walls. Radiator. PVCu double glazed window looks to the front aspect with fitted vertical blinds. Focal point to the room is a chimney breast with alcoves to either side and feature electric fire with wooden mantle and marble hearth. Laminate flooring. Door into:

## KITCHEN (15' 1" x 7' 1") or (4.60m x 2.16m)

Ceiling is tiled with two sets of ceiling lights finished with coving. Papered walls with dado rails and tiles to splash back areas. Two PVCu double glazed windows look to the rear aspect with views over the surrounding mountains. Radiator. PVCu double glazed door with frosted glass panels lead to rear garden. Built in storage cupboard. Kitchen comprises a range of wall and base units in solid wood with coordinating work surfaces. One and half inset sink and drainer. Space for gas cooker. Space and plumbing for automatic washing machine. Integrated low level fridge and low level freezer. Tiles to the floor.

## LANDING

Via stairs with fitted carpet and handrail. PVCu double glazed window looking to the side aspect with fitted vertical blinds. ceilings are tiled with access to the loft, ceiling light and smoke detector and finished with coving. Papered walls. Fitted carpet. All doors leading off.

## BEDROOM 1 (14' 0" x 9' 0") or (4.27m x 2.74m)

Ceiling is tiled with ceiling fan light finished with coving. Papered walls. Radiator. PVCu double glazed window looks to the front aspect with fitted vertical blinds. Two sets of built in wardrobes with sliding doors. Walk in storage area housing Alpha gas fired combination boiler. Fitted carpet.

## BEDROOM 2 (11' 2" x 9' 1") or (3.41m x 2.76m)

Ceiling is tiled with ceiling light and finished with coving. Papered walls with dado rail. Radiator. PVCu double glazed window looking to the rear aspect with wonderful views over surrounding mountains. Fitted carpet.



## SHOWER ROOM (8' 10" x 8' 0") or (2.70m x 2.44m)

Ceiling is skimmed and emulsioned with ceiling light and finished with coving. Ceramic tiles to the wall. PVCu frosted double glazed window looks to the rear aspect. Radiator. Three piece suite comprising low level W.C., pedestal wash hand basin and walk in shower with overhead rainfall shower head. Vanity cupboards built in. Vinyl flooring.


## OUTSIDE

To the front the property is enclosed and low maintenance with an area laid to stone chipping's. Shrubs and planting. Double wrought iron gates lead onto a driveway. To the rear is a good size garden with the first tier laid to patio slabs, perfect for patio furniture, entertaining and enjoying the views of the surrounding mountains. Outside W.C. Small storage shed. Steps taking you down to the lower part of the garden which is bounded by hedgerow. Area laid to lawn. Storage shed.





# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.



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