



Forge Road, Port Talbot, Neath Port Talbot.
SA13 1NU

£125,000



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Freehold located on a pedestrianised street in the centre of Port Talbot comprising a ground floor commercial unit and first floor flat (tenanted at £85pw) with parking to the rear. VACANT POSSESSION FOR THE RETAIL UNIT. NO ONWARD CHAIN.

£125,000 - Freehold

- Freehold building.
- Ground floor commercial / first floor tenanted flat
- Car parking to the rear
- Pedestrianised area
- Suitable for a variety of uses (subject to planning consent)
- Immediately available. / EPC - D



DESCRIPTION

Freehold located on a pedestrianised street in the centre of Port Talbot comprising a ground floor commercial unit and first floor flat (tenanted at £85pw) with parking to the rear. VACANT POSSESSION FOR THE RETAIL UNIT. NO ONWARD CHAIN.

GROUND FLOOR

Accessed via hardwood timber door into:

INNER HALLWAY

Painted tongue and groove ceiling. Papered walls with dado rail. Carpet tiles. Part feature glaze internal door leading to:

ENTRANCE HALLWAY

Papered ceiling and walls with dado rail. Laminate floor.

1ST FLOOR ACCOMMODATION

Accessed via staircase with fitted carpet.

LANDING

Access to loft storage. Fitted storage cupboard. Doorway into:

KITCHEN (9' 10" x 9' 2") or (3.00m x 2.80m)

Emulsioned ceiling and walls. Fluorescent strip light. Side facing PVCu double glazed window. Vinyl floor covering. Wall mounted combination boiler. Kitchen is fitted a range of low level units with inset sink with mixer tap and drainer. Roll top work surface. Small breakfast bar. Wall mounted units. Space for fridge/freezer. Plumbing for washing machine.

SHOWER ROOM

Emulsioned walls. Side facing PVCu frosted glazed window. Wall mounted extractor. Carpet tiled floor. Room is fitted with a three piece suite comprising w.c. wash hand basin with storage below, separate shower cubicle with fully glazed doors housing an electric shower.

BEDROOM (10' 6" x 10' 6") or (3.20m x 3.20m)

Emulsioned ceiling and walls. Rear facing PVCu double glazed window with fitted vertical blind. Laminate floor.

OPEN PLAN LOUNGE/DINER (16' 5" x 10' 4") or (5.00m x 3.15m)


Papered ceiling and walls. Two front facing PVCu double glazed windows with fitted vertical blinds. Fitted carpet.

NOTE

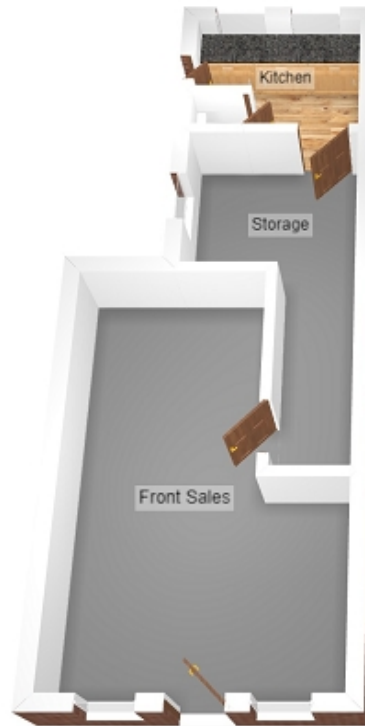
Commercial EPC E



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D	59	
(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.



GROUND FLOOR UNIT



FIRST FLOOR ACCOMMODATION

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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