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

£125,000

PAYTON JEWELL CAINES

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

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.
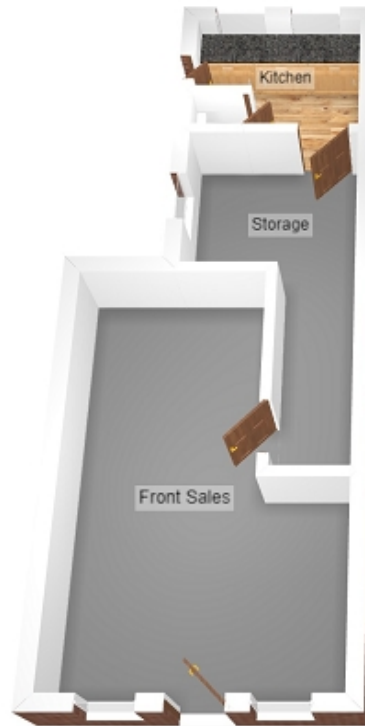
NOTE

Commercial EPC E

Floorplan & EPC

GROUND FLOOR UNIT

Kitchen
Storage
Front Sales

FIRST FLOOR ACCOMMODATION

Shower Room
Kitchen
Bedroom
Landing
Lounge

PJC PAYTON JEWELL CAINES

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