

Payton
Jewell
Caines



Tydraw Street, Port Talbot, Neath Port
Talbot. SA13 1BT

Or Nearest Offer
£120,000

 PAYTON
JEWELL
CAINES

Tydraw Street, Port Talbot, Neath Port Talbot. SA13 1BT

Conveniently located within walking distance of PORT TALBOT TOWN CENTRE and local shops, this TRADITIONAL terrace property offers well proportioned accommodation throughout and would be an ideal purchase for FIRST TIME BUYERS. Available with NO ONGOING CHAIN.

Or Nearest Offer £120,000 - Freehold

- Three bedroom mid terrace.
- Two reception rooms.
- Low maintenance rear garden.
- Central location.
- First floor bathroom with separate shower.
- Gas combination boiler.
- No ongoing chain.



OVERVIEW

We are pleased to offer this traditional mid terrace property situated within walking distance of the town centre. The property benefits from two reception rooms and fitted kitchen to the ground floor. To the first floor there are three good size bedrooms and bathroom with separate w.c.

Accommodation briefly comprises to the ground floor entrance porch, hallway, two reception rooms and kitchen. To the first floor there are three bedrooms, bathroom and separate w.c. Externally to the rear there is a low maintenance garden which is laid to patio slabs with block built storage shed and gate leading to rear lane. To the front there is a low maintenance forecourt.

ENTRANCE PORCH

Enter via PVCu door with frosted glass panels. Papered ceiling. Partly papered and tongue and groove walls with dado rail. Wood effect laminate flooring. Doorway leading through to hallway.

HALLWAY

Papered ceiling with centre light. Papered walls with dado rail. Radiator. Staircase leading to first floor landing with fitted carpet. Two doorways leading off to reception one and two. Wood effect laminate flooring.

RECEPTION 1 (13' 3" x 9' 10") or (4.05m x 3.00m)

Papered ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu window overlooking the front. Chimney breast with alcoves either side. Feature stone wall with marble hearth and space for electric fire. Wood effect laminate flooring.

RECEPTION 2 (13' 3" x 12' 6") or (4.04m x 3.80m)

Papered ceiling with centre light. Coving. Papered walls. Radiator. Double glazed PVCu tilt and turn window overlooking the rear. Chimney breast with alcoves either side with low level storage cupboard housing electric meter. Feature fire place set on a marble hearth with wooden mantle and stone surround. Wood effect laminate flooring. Doorway leading through to kitchen.

KITCHEN (12' 0" x 8' 8") or (3.66m x 2.63m)

Artex ceiling with strip light. Coving. Papered walls. Radiator. Two double glazed PVCu windows overlooking the rear and the side. Double glazed PVCu door with frosted glass panel giving access to rear garden. Kitchen comprises a range of solid wood wall and base units with coordinating worktops. Plumbing for automatic washing machine. Inset stainless steel sink and drainer with mixer tap. Space for gas cooker. Overhead extractor fan. Under stair storage cupboard with power and space for fridge/ freezer. Tiled flooring.

FIRST FLOOR LANDING

Papered ceiling with centre light. Smoke detector. Papered walls with dado rail. Fitted carpet. Doorways leading off.

BEDROOM 1 (12' 8" x 8' 11") or (3.87m x 2.73m)

Papered ceiling with centre light. Papered walls. Radiator. Double glazed PVCu window overlooking the front. Fitted carpet.



BEDROOM 2 (10' 0" x 9' 8") or (3.04m x 2.95m)

Papered ceiling with centre light. Papered walls. Radiator. Double glazed PVCu window overlooking the rear. Fitted storage cupboard. Fitted carpet.

BEDROOM 3 (9' 6" x 7' 0") or (2.89m x 2.13m)

Papered ceiling with centre light. Access to loft. Papered walls. Radiator. Double glazed PVCu window overlooking the front. Fitted carpet.

BATHROOM (8' 6" x 7' 10") or (2.60m x 2.38m)

Skimmed ceiling with centre light. Coving. Respatex to the walls. Radiator. Double glazed PVCu frosted glass window overlooking the rear. Fitted storage cupboard housing gas combination boiler. Three piece suite comprising pedestal wash hand basin, panelled bath and corner shower cubicle. Wood effect laminate flooring.

SEPARATE WC (5' 4" x 3' 7") or (1.62m x 1.10m)

Artex ceiling with centre light. Coving. Floor to ceiling tiles to the walls. Double glazed PVCu window overlooking the side. Low level w.c. Laminate flooring.

OUTSIDE

To the rear there is a fully enclosed low maintenance garden mainly laid to patio slabs with areas for planting. Block built storage shed. Wooden gate gives access to rear lane.


To the front there is an enclosed low maintenance forecourt laid to patio slabs.

NOTES

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(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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