



Edward Street, Port Talbot, Neath Port Talbot. SA13 1YB

£99,950



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Ideally located within easy access of the M4 corridor, local schools and amenities. This mid terrace house offers good size accommodation throughout. NO ON GOING CHAIN.

£99,950 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs family bathroom
- On street permit parking
- NO ON-GOING CHAIN
- Council Tax B/ EPC D



DESCRIPTION

We are pleased to offer this traditional mid terraced property which is available with NO ONGOING CHAIN, the property benefits from THREE good sized bedrooms and would make an ideal first time purchase or investment.

Accommodation briefly comprises of two reception rooms, kitchen, family bathroom, three bedrooms and enclosed rear garden.

HALLWAY

Access via PVCu part double glazed door. Papered ceiling. Papered walls. Wall light. Radiator. Skirting boards. Vinyl flooring. Stair case to first floor. Under stairs cupboard. All doors leading off.

RECEPTION 1 (10' 4" x 10' 0") or (3.14m x 3.04m)

Papered ceiling. Coving. Papered walls. PVCu double glazed window to the front. Radiator. Original tiled hearth and fire surround with gas fire. Skirting boards. Fitted carpet.

RECEPTION 2 (16' 9" x 9' 10") or (5.10m x 3.00m)

Polystyrene tile ceiling. Coving. Papered walls. PVCu double glazed window to the rear. Radiator. Original tile hearth and fire surround with gas fire. Skirting boards. Fitted carpet.

KITCHEN (9' 5" x 8' 5") or (2.87m x 2.57m)

Emulsioned ceiling. Emulsioned walls. A range of wall and base units with complimentary work surfaces. Stainless steel sink drainer with chrome mixer tap. Free standing cooker. Radiator. PVCu double glazed window to the side of the property. PVCu part glazed door leading to rear garden. Vinyl flooring.

BATHROOM (9' 0" x 7' 1") or (2.74m x 2.16m)

PVCu panel ceiling. Respatex walls. Chrome wall mounted heated towel rail. Two PVCu double glazed frosted glass windows. Three piece suite comprising W.C, Pedestal wash hand basin and walk in shower. Vinyl floor.

LANDING

Papered ceiling. Part papered walls. Vinyl flooring. All doors leading off.

BEDROOM 1 (13' 1" x 9' 5") or (3.99m x 2.87m)

Papered ceiling. Coving. Papered walls. Two PVCu double glazed windows to the front. Radiator. Skirting boards. Fitted carpets.

BEDROOM 2 (9' 11" x 8' 0") or (3.03m x 2.44m)

Papered ceiling. Papered walls. PVCu double glazed window to the rear. Radiator. Skirting boards. Fitted carpet.

BEDROOM 3 (8' 0" x 6' 8") or (2.43m x 2.04m)

Papered ceiling. Access to loft. Papered walls. PVCu double glazed window to rear. Wall mounted gas fired combination boiler. Skirting boards. Fitted carpet.

OUTSIDE


Rear garden-In need of some maintenance. Path leading to rear wooden gate. Bounded by wall.



NOTE

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		86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	25	
(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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