



Caradog Street, Taibach, Port Talbot, Neath  
Port Talbot. SA13 1UD

Offers In Excess Of  
£115,000



## Caradog Street, Taibach, Port Talbot, Neath Port Talbot. SA13 1UD

We are pleased to offer this Three bedroom semi detached house with extended conservatory and two reception rooms. Fitted kitchen with bathroom to the first floor. Front fore court and enclosed rear garden. Close to Eastern primary school, shops ,amenities and good transport links to the M4 corridor. NO ONGOING CHAIN.

### Offers In Excess Of £115,000 - Freehold

- Three bedroom semi detached house
- Two reception rooms
- Extended conservatory
- Bathroom to first floor
- Enclosed rear garden
- Council tax band B/EPC rating E



## DESCRIPTION

We are pleased to offer this Three bedroom semi detached house with extended conservatory and two reception rooms. Fitted kitchen with bathroom to the first floor. Front fore court and enclosed rear garden. Close to Eastern primary school, shops ,amenities and good transport links to the M4 corridor. NO ONGOING CHAIN.

## ENTRANCE HALL

Access via PVCu front door. PVCu frosted double glazed side window. Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Staircase to first floor. Spindle balustrade rail. Under stairs storage.

## RECEPTION 1 (13' 2" x 11' 1") or (4.02m x 3.39m)

Skimmed ceiling. Emulsioned walls. Chimney breast wall with wooden fire surrounds ideal for electric fire and recess area with shelving. PVCu double glazed windows set within bay. Radiator. Fitted carpet.

## RECEPTION 2 (11' 4" x 11' 1") or (3.46m x 3.37m)

Skimmed ceiling. Emulsioned walls. Recessed walls. One side with cupboard below housing electric meter and shelf. Radiator. Fitted carpet.

## CONSERVATORY/DINER (14' 1" x 7' 7") or (4.28m x 2.32m)

Open plan from reception two, also accessible from kitchen, to offer overflow of kitchen and dining area. Poly carbonate roof. PVCu double glazed units. Laminate tiled effect flooring. Fully glazed double doors leading to garden. Base units and worktops. Space for table and chairs. Opening into kitchen.

## KITCHEN AREA (8' 4" x 5' 8") or (2.53m x 1.72m)

Skimmed ceiling. Emulsioned walls. Single drainer sink unit with mixer taps. Plumbing for automatic washing machine. Gas cooker point. Wall mounted boiler. Space for fridge/freezer. Radiator. PVCu frosted double glazed window to side. Laminate tile effect flooring. Door giving access into entrance hall.

## LANDING

Skimmed ceiling. Emulsioned walls. Spindle balustrade and rail. PVCu frosted double glazed window to side. Fitted carpet. All doors leading off.

## BATHROOM (6' 6" x 5' 9") or (1.98m x 1.76m)

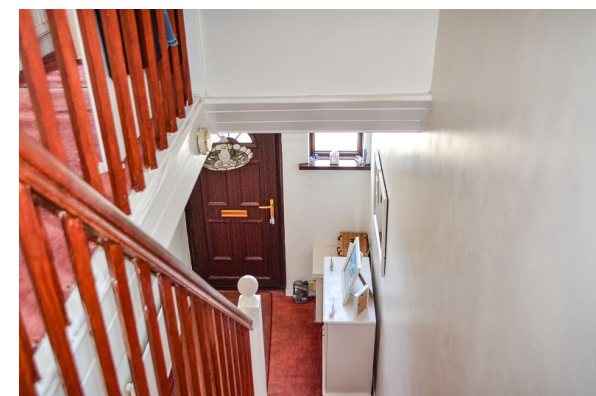
Skimmed ceiling. Emulsioned walls with tiles to splash back areas. Room fitted with three piece suite comprising low level w.c., pedestal wash hand basin and panel bath. Vinyl flooring. Radiator. Cupboard with shelving and hot water cylinder. PVCu double glazed frosted window to rear of property.

## BEDROOM 1 (11' 6" x 11' 0") or (3.50m x 3.35m)

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to front of property. Fitted carpet.

## BEDROOM 2 (11' 5" x 11' 5") or (3.49m x 3.48m)

Skimmed ceiling. Emulsioned walls. Access into attic. Radiator. PVCu tilt and turn window to rear of property. Fitted carpet.



### **BEDROOM 3 (7' 8" x 5' 10") or (2.34m x 1.78m)**

Skimmed ceiling. Emulsioned walls. Radiator. PVCu double glazed window to front of property. Fitted carpet.

### **FRONT GARDEN**

Enclosed and bounded by wall. Low maintenance. Steps leading to front door. Side access to rear garden.

### **REAR GARDEN**


Enclosed and bounded by wall and panel fencing. Laid to lawn. Storage shed to remain. Foot path and gate to rear lane access.

### **NOTE**

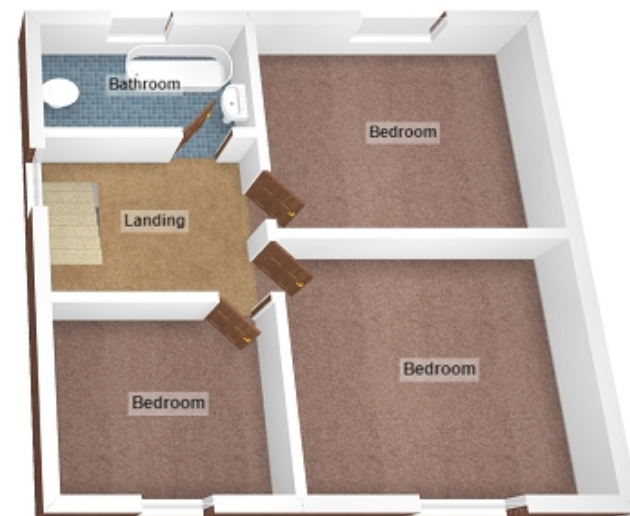
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(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.



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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