



St. Mary Street, Port Talbot, Neath Port Talbot. SA12 6DU

£125,000



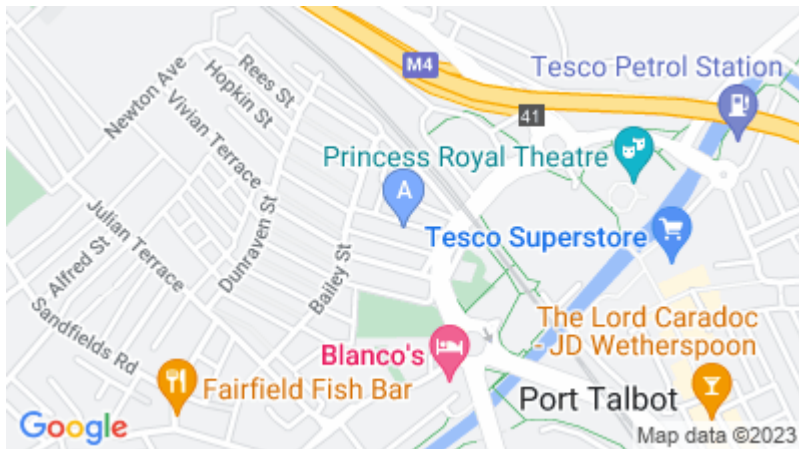
PAYTON
JEWELL
CAINES

St. Mary Street, Port Talbot, Neath Port Talbot. SA12 6DU

A MODERNISED and REFURBISHED three bedroom MID TERRACE HOUSE situated within close proximity to PORT TALBOT BUS STATION and TOWN CENTRE with all AMENITIES AND FACILITIES. Viewing is highly recommended to fully appreciate this modern home, ideal purchase for FIRST TIME BUYERS and INVESTORS.

£125,000 - Freehold

- Three bedroom mid terrace property
- Refurbished throughout
- Newly fitted kitchen
- No ongoing chain
- Garage
- Council Tax Band



DESCRIPTION

Three Bedroom Mid Terrace house which has been refurbished and updated to a good standard by the current vendor. Offering Newly fitted carpets throughout. Newly fitted and modern kitchen with all integral appliances and bathroom suite in white. New heating system and rewiring throughout. Viewing highly recommended to fully appreciate this modern home and ideal for first time buyers or investors. Close proximity to local shops and walking distance to Bus Station and Port Talbot town centre.

ENTRANCE HALL

Accessed through PVCu decorative double glazed front door into Vestibule. Skimmed ceiling. Emulsioned walls. Newly fitted carpet. Multi glazed single glazed wood framed door into entrance hall. Skimmed ceiling. Emulsioned walls. Newly fitted carpet. Staircase to first floor. All doors leading off.

RECEPTION 1 (13' 10" x 10' 2") or (4.21m x 3.09m)

Skimmed ceiling. Emulsioned walls. Newly fitted carpet. Recessed walls with cupboards below. PVCu double glazed window to front of property and vertical blinds.

RECEPTION 2 (12' 11" x 10' 8") or (3.94m x 3.26m)

Skimmed ceiling. Emulsioned walls. Newly fitted carpet. Radiator. Understairs storage. PVCu double glazed window to rear of property. Vertical blinds.

KITCHEN (11' 0" x 9' 2") or (3.35m x 2.80m)

Skimmed ceiling with inset ceiling light. Emulsioned walls. Laminate flooring. Refurbished kitchen with wall and base units in attractive navy finished with chrome handles. White porcelain sink with drainer and modern mixer tap. Fitted electric oven, electric hob and stainless steel extractor hood. Complimentary work surfaces and matching upstands. Built in appliances to include separate tumble dryer, washing machine, low level fridge and separate freezer. Radiator. PVCu double glazed window to side elevation. Door into inner passage.

INNER PASSAGE

Skimmed ceiling. Emulsioned walls. Continuation of laminate flooring. Door to storage cupboard. Part panelled, part double glazed PVCu door to rear.

BATHROOM (5' 10" x 5' 9") or (1.77m x 1.74m)

Skimmed ceiling. Emulsioned walls. Vinyl floor covering. Two piece refurbished suite in white, comprising panelled bath with telephone style mixer shower tap. Pedestal wash hand basin. Radiator. PVCu frosted double glazed window to rear of property.

SEPARATE WC (5' 8" x 2' 11") or (1.72m x 0.88m)

Skimmed ceiling. Emulsioned walls. Vinyl floor covering. Low level WC. PVCu frosted double glazed window to rear of property.

LANDING

Skimmed ceiling. Emulsioned walls. Newly fitted carpets. Spindled balustrade. PVCu double glazed window to rear of property. Vertical blind.



BEDROOM 1 (10' 9" x 10' 4") or (3.27m x 3.15m)

Skimmed ceiling. Emulsioned walls. Newly fitted carpet. Radiator. PVCu double glazed window to front of property. Vertical blinds.

BEDROOM 2 (11' 7" x 9' 11") or (3.54m x 3.03m)

Skimmed ceiling. Emulsioned walls. Newly fitted carpet. Radiator. Combination boiler. PVCu double glazed window to rear of property. Vertical blind.

BEDROOM 3 (7' 7" x 6' 8") or (2.32m x 2.03m)

skimmed ceiling. Emulsined walls. Newly fitted carpet. Radiator. PVCu double glazed window to front of property. Vertical blind.

FRONT

Fronts pavement.


REAR GARDEN

Enclosed and bound by wall. Patio area ideal for garden furniture. Laid to lawn. Courtesy door and window into generous sized garage with power. Up and over doors into rear lane.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	48	
(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.



www.pjchomes.co.uk

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