

Payton
Jewell
Caines



Beverley Street, Port Talbot, Neath Port
Talbot. SA13 1EB

£149,950

PJC PAYTON
JEWELL
CAINES

Beverley Street, Port Talbot, Neath Port Talbot. SA13 1EB

Traditional mid terrace THREE BEDROOM HOUSE ideally located in the heart of PORT TALBOT TOWN and close to local shops, amenities and schools. Property would be ideal for FIRST TIME BUYERS and property benefits from spacious lounge/diner and garage to the rear.

£149,950 - Freehold

- Three bedroom mid terrace house
- Open plan lounge/diner
- Fitted kitchen
- Enclosed rear garden
- Rear garage
- Council Tax /EPC E



DESCRIPTION

We are pleased to market this TRADITIONAL MID TERRACE THREE BEDROOM HOUSE. Situated within walking distance of Port Talbot Town centre, local shops, schools and good transport links.

Accommodation briefly comprises hallway, open plan lounge/diner, dining room/breakfast room, kitchen, three bedrooms and family bathroom.

Externally comprises of enclosed rear garden and single garage to the rear.

ENTRANCE

Accessed via part glazed PVCu front door leading into:

PORCH

Stippled ceiling and walls. Fitted carpet. Glazed wooden door into:

HALLWAY

Stippled ceiling and original coving. Papered walls with dado rail. Radiator. Fitted carpet. Stairs to first floor accommodation. All doors leading off.

OPEN PLAN LOUNGE/DINER (25' 11" x 13' 0") or (7.90m x 3.95m)

*7.9m into bay.

Papered ceiling and coved. Papered walls with picture rail. Two radiators. Front facing Box bay PVCu double glazed window with fitted vertical blinds. Rear facing PVCu french doors leading to rear garden with curtains. Marble hearth stone fire surround with wooden mantle and free standing electric fire. Fitted carpet.

DINING ROOM/BREAKFAST ROOM (13' 0" x 9' 10") or (3.96m x 3.0m)

Skimmed ceiling and walls. Side facing PVCu window. Radiator. Fitted carpet.

KITCHEN (10' 4" x 9' 4") or (3.16m x 2.85m)

Skimmed ceiling and walls. Ceramic tiles to splash back areas. Radiator. Rear facing PVCu window with fitted roller blind. PVCu glazed door leading to rear garden. Vinyl flooring. Kitchen is fitted with a range of solid wood wall and base units with quartz work top. Stainless steel sink and drainer. Built in four ring electric hob with oven below and overhead extractor hood. Under counter space for washing machine. Space for upright fridge/freezer.

LANDING

Papered ceiling. Loft access hatch. Papered walls. Fitted carpet. Built in storage cupboard. Doors leading off.

BEDROOM 1 (15' 1" x 15' 1") or (4.60m x 4.60m)

Polystyrene tiled ceiling and coved. Papered walls. Radiator. Front facing PVCu bay window. Fitted carpet.

BEDROOM 2 (11' 1" x 10' 4") or (3.37m x 3.16m)

Emulsioned ceiling and walls. Radiator. Rear facing PVCu window with curtain pole. Fitted carpet.



BEDROOM 3 (9' 10" x 8' 7") or (3.0m x 2.62m)

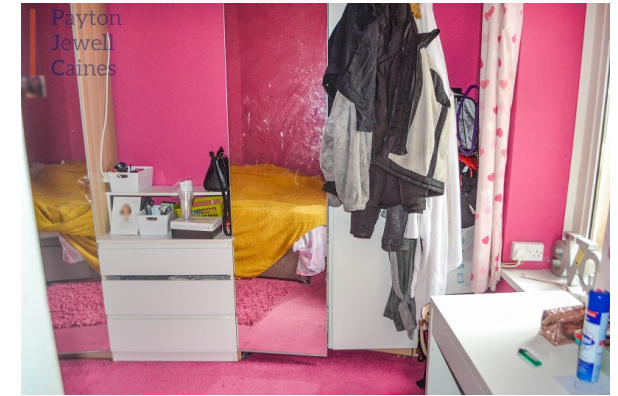
Stippled ceiling. Papered walls. Radiator. Rear facing PVCu window. Fitted carpet. Built in cupboard housing the combination boiler.

FAMILY BATHROOM (6' 7" x 5' 3") or (2.0m x 1.60m)


Respatex ceiling and walls. Loft access hatch. Radiator. Side facing frosted PVCu window. Fitted carpet. Built in storage cupboard. Room is fitted with a three piece suite in white comprising pedestal wash hand basin, w.c. and panelled bath with wall mounted shower and shower curtain.

OUTSIDE

Low maintenance rear garden laid with stone pavers and gravel border. Concrete pathway leading to rear gate giving rear lane access. Bounded on three sides by wall. Single garage with polycarbonate roof, wooden opening doors, side courtesy door and rear window.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(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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