

Payton
Jewell
Caines



Iris Close, Port Talbot, Neath Port Talbot.
SA12 7AD

£130,000

PJC PAYTON
JEWELL
CAINES

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THREE BEDROOM SEMI DETACHED HOUSE situated on a quiet cul-de-sac offering to the market with NO ONGOING CHAIN. Situated within WALKING DISTANCE to local shops and take away's, schools and bus stops. M4 corridor is a short drive away and Port Talbot Town Centre with all its amenities and facilities. Early viewing is essential to FULLY APPRECIATE THE POTENTIAL this property has to offer.

£130,000 - Freehold

- Extended three bedroom semi detached house
- Two reception rooms
- Downstairs w.c.
- Three bedrooms
- Front and rear gardens
- EPC / Council tax band B



DESCRIPTION

THREE BEDROOM SEMI DETACHED HOUSE situated on a quiet cul-de-sac offering to the market with NO ONGOING CHAIN. Situated within WALKING DISTANCE to local shops and take away's, schools and bus stops. M4 corridor is a short drive away and Port Talbot Town Centre with all its amenities and facilities. Early viewing is essential to FULLY APPRECIATE THE POTENTIAL this property has to offer.

Accommodation comprises extension porch, hallway, two reception rooms, kitchen, extended outer porch and w.c. First floor landing three bedrooms and family bathroom. Outside front and rear garden.

ENTRANCE PORCH

Extended to front to offer porch, access via PVCu frosted double glazed door. Skimmed and coved ceiling. Emulsioned walls. Tiled flooring. Two PVCu double glazed window to front. Aluminium frosted double glazed door and matching side screen into:

ENTRANCE HALL

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Staircase to first floor and under stair storage cupboard. All doors lead off.

RECEPTION 1 (15' 3" x 10' 2") or (4.65m x 3.10m)

Artexed and coved ceiling. Papered walls. Fitted carpet. Radiator. Feature to the room is the brick built fire surrounds and onset gas fire, alcoves to chimney breast wall. Aluminium double glazed sliding patio doors to rear.

RECEPTION 2 (12' 3" x 10' 6") or (3.73m x 3.20m)

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Tiled fire surrounds with onset gas fire. Aluminium double glazed window to front.

KITCHEN (14' 8" x 6' 11") or (4.48m x 2.12m)

Artexed and coved ceiling. Artexed walls. Vinyl tile flooring. Fitted with wall and base units, complementary work surfaces and tiled splash back area. Single drainer sink unit with mixer tap. Gas cooker point. Plumbing for automatic washing machine. Space for fridge/freezer. Aluminium double glazed window to side and door leading into:

OUTER PORCH

Polystyrene tiled ceiling. Emulsioned walls. Tiled flooring. PVCu frosted double glazed door to rear. Door into cloakroom.

CLOAKROOM

Polystyrene tiled ceiling. Respatex to walls. Two piece suite comprising low level w.c. and pedestal wash hand basin. Tiled flooring. Wall mounted electric heater. PVCu frosted double glazed window to side.

FIRST FLOOR LANDING

Via dog leg staircase with fitted carpet. Polystyrene and coved ceiling. Access into attic. Papered walls. Fitted carpet. Radiator. Two storage cupboards one housing combination boiler and radiator. Aluminium double glazed window to front. All doors leading off.



FAMILY BATHROOM (7' 6" x 7' 0") or (2.29m x 2.14m)

Papered ceiling. Papered walls. Radiator. Three piece suite in white comprising low level w.c., hand basin set within vanity unit and panelled bath with overhead electric shower, shower rail and curtain. Tiled splash back areas. Aluminium frosted double glazed window to side.

BEDROOM 1 (11' 10" x 10' 4") or (3.61m x 3.16m)

Polystyrene tiled and coved ceiling. Papered walls. Fitted carpet. Radiator. Aluminium double glazed to front.

BEDROOM 2 (11' 10" x 10' 6") or (3.60m x 3.20m)

Papered ceiling and coved. Papered walls. Fitted carpet. Radiator. Aluminium double glazed window to rear.

BEDROOM 3 (10' 8" x 6' 11") or (3.24m x 2.11m)

Papered and coved ceiling. Papered walls. Fitted carpet. Radiator. Aluminium double glazed window to rear.

OUTSIDE


Rear - enclosed and bounded by wall. Paved area for low maintenance. Garden shed to remain. Outside tap.
Front - enclosed and bounded by wall. Block paviour frontage for low maintenance.

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		83
(69-80) C	69	
(55-68) D		
(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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