

Payton
Jewell
Caines



Somerset Street, Port Talbot, Neath Port
Talbot. SA13 1UA

£115,000

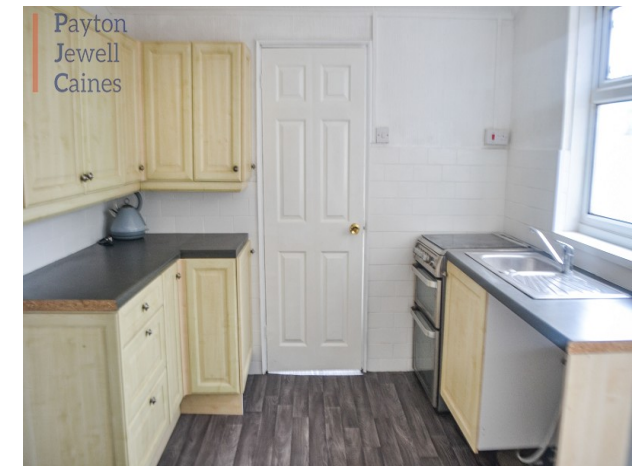
 PAYTON
JEWELL
CAINES

Somerset Street, Port Talbot, Neath Port Talbot. SA13 1UA

A THREE BEDROOM mid terrace house, situated within Taibach which is well served with local shops, public houses and Eastern Primary School. Good road access to M4 CORRIDOR and PORT TALBOT TOWN CENTRE with all AMENITIES AND FACILITIES. Viewing comes highly recommended and is offered with NO ONGOING CHAIN.

£115,000 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs bathroom
- Enclosed rear garden
- No ongoing chain
- EPC D / Council tax band A



DESCRIPTION

A THREE BEDROOM mid terrace house situated within Taibach which is well served with local shops, public houses and Eastern Primary School. Good road access to M4 CORRIDOR and PORT TALBOT TOWN CENTRE with all AMENITIES AND FACILITIES. Viewing comes highly recommended and is offered with NO ONGOING CHAIN.

Accommodation comprises entrance hall, two reception rooms, fitted kitchen and downstairs bathroom. First landing three bedrooms. Outside rear garden and on street parking to front.

ENTRANCE

Via PVCu part panelled and part double glazed door into:

PORCH

Emulsioned ceiling and coving. Paper and tiled walls. Fitted carpet. Opening into :

HALLWAY

Papered ceiling and walls. Radiator. Fitted carpet. Staircase to first floor. All doors leading off.

RECEPTION 1 (12' 8" x 9' 10") or (3.85m x 3.0m)

Wallpapered ceiling and coving. Papered walls. Radiator. Fitted carpet. Marble hearth, wooden fire surround and onset gas fire. PVCu double glazed window to front.

RECEPTION 2 (11' 10" x 10' 6") or (3.60m x 3.21m)

Papered ceiling and coving. Papered walls. Radiator. Fitted carpet. Built in storage cupboards to recessed walls. PVCu double glazed window to rear.

KITCHEN (9' 6" x 9' 0") or (2.89m x 2.74m)

Papered ceiling. Inset ceiling lights. Papered walls. Radiator. Vinyl flooring. Tiled splash back areas. Radiator. Fitted with a range of melamine wall and base units. Laminate work surfaces. Single drainer sink unit with mixer tap. Free standing gas cooker. Space for automatic washing machine. Understair storage area. PVCu double glazed window and door to rear. Door into:

FAMILY BATHROOM (7' 10" x 6' 4") or (2.39m x 1.93m)

Emulsioned ceiling. Respatex walls. Ceramic tiled flooring. Chrome wall mounted heated towel rail. Three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath with mixer shower tap. Two PVCu frosted double glazed windows to rear.

FIRST FLOOR LANDING

Papered ceiling and walls. Fitted carpet. PVCu double glazed window to rear. All doors leading off.

BEDROOM 1 (11' 1" x 9' 9") or (3.38m x 2.98m)

Papered ceiling and walls. Fitted carpet. Radiator. PVCu double glazed window to front.

BEDROOM 2 (9' 10" x 9' 5") or (3.00m x 2.87m)

Emulsioned ceiling. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to rear.



BEDROOM 3 (7' 11" x 6' 5") or (2.42m x 1.96m)

Papered ceiling. Access into attic. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to front.


OUTSIDE

Rear garden enclosed and bounded by walls. Paved patio area. Stone gravel area. Wooden storage shed. Shrub borders. Wooden gate leading to brick storage shed.

Front - fronts pavement with on street parking.



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 | 62 | |
| (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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