

Payton  
Jewell  
Caines



Villiers Street, Velindre, Port Talbot, Neath  
Port Talbot. SA13 1YU

£119,950



## Villiers Street, Velindre, Port Talbot, Neath Port Talbot. SA13 1YU

Situated in Velindre just minutes from PORT TALBOT TOWN CENTRE we introduce this spacious THREE BEDROOM end of terrace house, with excellent links to the M4 and riverside walks nearby. This property would be an ideal first time purchase/ family home.

**£119,950 - Freehold**

- Three bedroom end of terrace house
- Spacious reception room
- Kitchen/diner
- Detached garage
- EPC E/Council Tax B
- NO ONGOING CHAIN



## DESCRIPTION

Situated in Velindre just minutes from PORT TALBOT TOWN CENTRE we introduce this spacious THREE BEDROOM end of terrace house, with excellent links to the M4 and riverside walks nearby. This property would be an ideal first time purchase/ family home.

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

## OVERVIEW

Situated just minutes from Port Talbot town centre, transport hub and picturesque riverside walks. This three bedroom end of terrace house offers good size accommodation throughout as well as a low maintenance enclosed rear garden and detached garage. An ideal first time purchase/family home.

Accommodation briefly comprises to the ground floor, entrance porch, hallway, reception room, kitchen/diner and bathroom. To the first floor there are three bedrooms. Externally to the rear there is an enclosed low maintenance garden and detached garage.

## ENTRANCE PORCH

Enter via frosted glass panel PVCu door. Painted walls. Wooden flooring. Glass panel door leading through:

## HALLWAY

Coving. Staircase leading to the first floor landing with fitted carpet. Wall light. Radiator. Continuation of wooden flooring. Glass panel double doors leading through to:

## RECEPTION (21' 1" x 12' 1") or (6.42m x 3.69m)

Two centre lights. Coving. Ceiling mouldings. Picture rail. Double glazed PVCu window to the front. Two radiators. Open fire place with hearth, back and surround. Wooden flooring. Glass panel door leading through to:

## KITCHEN/DINER (15' 4" x 12' 1") or (4.68m x 3.68m)

To the dining area: centre ceiling light. Coving. Two wall lights. Radiator. Double glazed PVCu patio doors leading out to the rear garden. Space for table and chairs. Tiled flooring. Square arch through to: Kitchen: Sunken spot lights. Coving. Kitchen is fitted with a range of wall and base units including display cabinets and drawer space with laminate worktops over and matching upstands. Four ring electric burner hob and electric oven beneath and extractor hood over. One and half sink and drainer with mixer tap. Space and plumbing for an automatic washing machine. Radiator. Space for fridge freezer. Access to under stair storage with light. Continuation of the tiled flooring. Frosted glass panel PVCu door leading to the rear garden. Panel door leading through to:

## GROUND FLOOR BATHROOM (8' 8" x 8' 0") or (2.65m x 2.45m)

L- shaped room. Centre ceiling light. Coving. Two frosted glass PVCu windows to the rear. Vanity sink unit with storage. Corner bath with shower and mixer tap. Low level w.c. Walk in shower with glass screen doors. Floor to ceiling tiled walls. Radiator. Tiled flooring.



## FIRST FLOOR LANDING

Wall light. Coving. Double glazed window to the rear. Fitted carpet. Three doors leading off:

### BEDROOM 1 (11' 10" x 8' 7") or (3.60m x 2.61m)

Centre light. Coving. Double glazed PVCu window to the front. Built-in bedroom furniture. Fitted carpet.

### BEDROOM 2 (9' 0" x 8' 4") or (2.75m x 2.55m)

Measurements plus built in wardrobes. Centre light. Coving. Picture rail. Double glazed PVCu window to the rear. Radiator. Built-in wardrobes to one wall housing the combination boiler. Fitted carpet.

### BEDROOM 3 (8' 7" x 6' 7") or (2.62m x 2.0m)

Centre light. Coving. Double glazed PVCu window to the front. Radiator. Fitted carpet.

## OUTSIDE

To the rear of the property there is an enclosed low maintenance garden which is mainly laid to chippings with raised areas for planting. There is also an area laid to patio slabs perfect for garden furniture. There is gated side access and a garage to the rear with an up and over door.

## NOTES

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

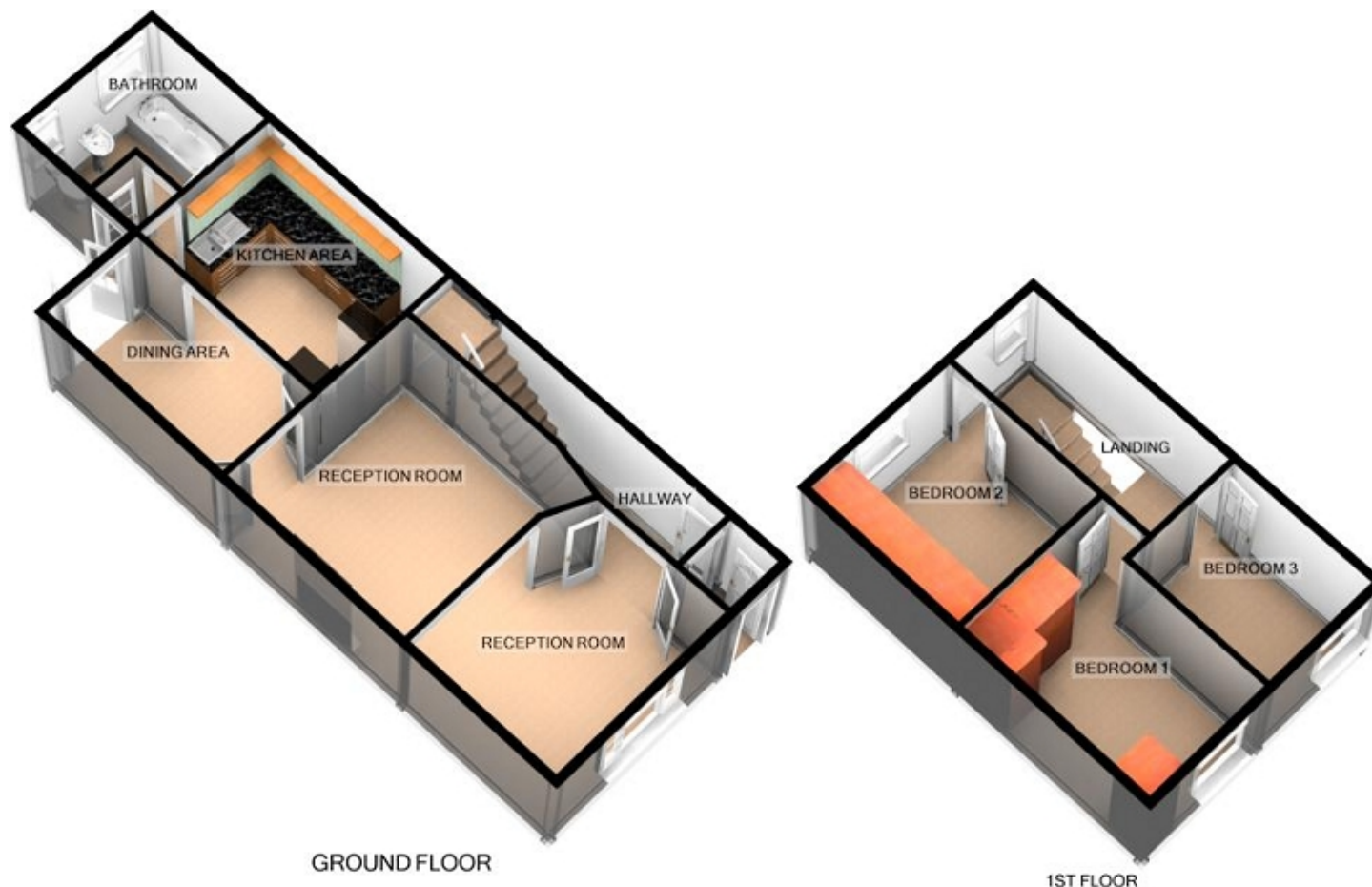


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(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.



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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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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