

Payton
Jewell
Caines



Tudor Street, Port Talbot Town, Port Talbot,
Neath Port Talbot. SA13 1YF

£127,000

 PAYTON
JEWELL
CAINES

Tudor Street, Port Talbot Town, Port Talbot, Neath Port Talbot. SA13 1YF

Pleased to offer to the market this well presented traditional build three bedroom mid-terrace house located in the heart of Port Talbot town. Early viewing is recommended to appreciate this family home with NO ONGOING CHAIN.

£127,000 - Freehold

- Three bedroom terrace house
- Two reception rooms
- Upstairs bathroom
- Single garage to rear
- NO ONGOING CHAIN
- Council tax C/EPC E



DESCRIPTION

Pleased to offer to the market this well presented traditional build three bedroom mid-terrace house located in the heart of Port Talbot town. Close to local shops, schools, amenities and good transport links to the M4. Early viewing is recommended to appreciate this family home with NO ONGOING CHAIN.

Property briefly consists of two reception rooms, kitchen, three bedrooms and family bathroom.

Externally there is a rear garden and single garage with rear lane access.

PORCH

Entrance via a part glazed PVCu front door into porch. Skimmed ceiling with inset spotlight. Wallpapered walls with dado rail. Original floor tiles. Door into hallway.

HALLWAY

Skimmed ceiling with inset spotlights. Wallpapered walls with dado rail. Radiator. Original floor tiles. Understair storage. Staircase to first floor accommodation. Doors leading off.

RECEPTION 1 (20' 7" x 11' 4") or (6.27m x 3.46m)

Emulsioned ceiling with two pendant light fittings. Wallpapered walls. Wood effect laminate flooring. Front and rear facing PVCu double glazed windows with curtain pole. Radiators. Marble hearth with wooden fire surround and inset gas fire.

RECEPTION 2 (12' 2" x 11' 9") or (3.72m x 3.57m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Wood effect laminate floor. Original built in storage cupboard. Side facing PVCu double glazed window. Radiator. Door into kitchen.

KITCHEN (11' 1" x 6' 7") or (3.39m x 2.00m)

Wood clad ceiling with two pendant light fittings. Emulsioned walls with tiles to splash back areas. Vinyl floor covering. Rear facing PVCu double glazed window. Side facing part double glazed PVCu door leading to the rear garden with PVCu double glazed window. Kitchen is fitted with a range of melamine floor and wall cupboards with laminate worktops. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Space for free standing cooker, upright fridge/freezer and undercounter space for washing machine.

LANDING

Emulsioned ceiling with inset spotlights and loft access hatch. Wallpapered walls with dado rail. Fitted carpet. Built in storage cupboard. Doors leading off.

BEDROOM 1 (15' 9" x 9' 10") or (4.80m x 3.00m)

Wallpapered ceiling with ceiling fan light. Wallpapered walls. Fitted carpet. Two front facing PVCu double glazed windows. Two radiators.

BEDROOM 2 (11' 3" x 9' 10") or (3.44m x 3.00m)

Emulsioned ceiling with pendant light fitting. Wallpapered walls. Fitted carpet. Rear facing PVCu double glazed window with net curtain. Radiator. Wall mounted gas fired combination boiler.



BEDROOM 3 (11' 9" x 7' 2") or (3.57m x 2.18m)

Emulsioned ceiling with pendant light fitting. Wallpapered walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window with net curtain.

FAMILY BATHROOM (9' 0" x 6' 0") or (2.74m x 1.83m)

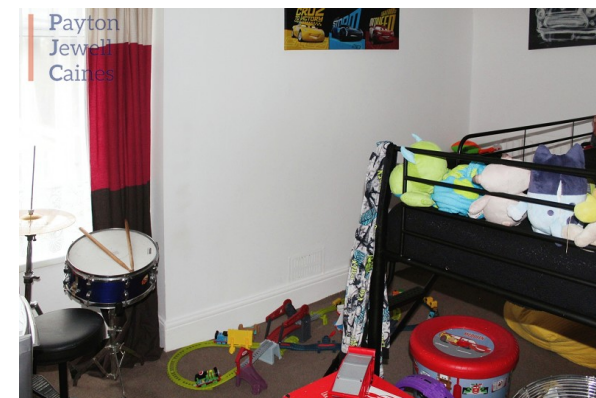
Wood clad tongue and groove ceiling with pendant light fitting and extractor fan. Floor to ceiling ceramic wall tiles with two tongue and groove panelled walls. Wood effect vinyl flooring. Side facing frosted PVCu double glazed window. Radiator. Bathroom is fitted with a three piece white suite comprising low level WC, pedestal wash hand basin with chrome hot and cold mixer tap, bathtub with chrome hot and cold mixer tap, wall mounted electric shower and glass shower screen.

REAR GARDEN

Bounded on three sides by feather blade wood fencing. Concrete path leading to decked seating area. Garden laid mainly to lawn paved path leading to second decked seating area. Single garage with traditional up and over door leading to the rear lane. Side courtesy door and two windows. PVCu gate leading to the rear lane. Further storage shed.


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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(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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