

Payton
Jewell
Caines



Oakwood Street, Port Talbot Town, Port
Talbot, Neath Port Talbot. SA13 1BD

£120,000

PJC PAYTON
JEWELL
CAINES

Oakwood Street, Port Talbot Town, Port Talbot, Neath Port Talbot. SA13 1BD

We are pleased to offer to the market this THREE BEDROOM MID-TERRACE HOUSE situated within walking distance to the town centre, local schools and amenities. Property benefits from double glazed PVCu throughout and single detached garage. Ideal for FIRST TIME BUYERS.

£120,000 - Freehold

- Three bedroom mid terrace house
- Lounge/diner
- Fitted kitchen
- Enclosed rear garden/detached garage
- Completion no earlier than April 2024
- EPC D rating/council tax band B



DESCRIPTION

We are pleased to offer to the market this THREE BEDROOM MID-TERRACE HOUSE situated within walking distance to the town centre, local schools and amenities. Property benefits from double glazed PVCu throughout and single detached garage. Ideal for FIRST TIME BUYERS.

Property briefly comprises to the ground floor hallway, lounge/diner and kitchen. To the first floor three bedrooms and family bathroom. Front and rear gardens. Single detached garage.

FRONT GARDEN

Front forecourt enclosed and bounded by wall. Wooden gate leading to front door.

VESTIBULE

Access via PVCu front door. Artex ceiling. Emulsioned walls. Tiled flooring. Doorway into:

HALL

Artex ceiling. Original coving. Emulsioned walls. Radiator. Open plan under stairs storage. Tiled flooring. Staircase leading to first floor.

LOUNGE / DINING ROOM (21' 6" x 13' 1") or (6.55m x 3.98m)

Artex ceiling. Original coving. Emulsioned walls with feature papered walls. Two double glazed PVCu windows. Focal point to the room wooden fire surrounds with marble effect back plate and hearth with onset gas fire. Recess walls with shelving. Two Radiators. Fitted carpet.

KITCHEN (13' 9" x 10' 0") or (4.19m x 3.04m)

Skimmed ceiling. Emulsioned walls. Tiled splash back areas. Range of wall and base units with complementary work surfaces. Electric hob and oven with overhead extractor hood. One and half bowl stainless steel single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Space for other appliances. Radiator. Wall mounted combi boiler. Double glazed PVCu window and door to rear garden.

LANDING

Artex ceiling. Access into attic. Emulsioned walls. Cupboard. Fitted carpet. All doors leading off.

FAMILY BATHROOM (6' 10" x 5' 11") or (2.09m x 1.81m)

Skimmed ceiling. Access into attic. Respatex to walls. Double glazed frosted PVCu window to rear of property. Three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath with overhead shower. Radiator. Vinyl floor covering.

BEDROOM 1 (16' 9" x 9' 7") or (5.11m x 2.92m)

Artex ceiling. Emulsioned walls. Two double glazed PVCu windows to the front of the property. Radiator. Fitted carpet.

BEDROOM 2 (11' 1" x 10' 10") or (3.39m x 3.29m)

Artex ceiling. Emulsioned walls. Radiator. Double glazed PVCu window to rear of property. Fitted carpet.



BEDROOM 3 (14' 2" x 10' 0") or (4.32m x 3.06m)

Aretex ceiling. Emulsioned walls. Double glazed PVCu window to rear of property. Radiator. Fitted carpet.

REAR GARDEN

Enclosed and bounded by wall. Laid to lawn. Concrete patio area. Single garage with up and over doors. Rear lane access.


NOTE

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		86
(69-80) C		
(55-68) D	68	
(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.



www.pjchomes.co.uk

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