

Payton
Jewell
Caines



Calfaria Close, Port Talbot Town, Port
Talbot, Neath Port Talbot. SA13 1FA

£125,000



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We are pleased to present to the market this three bedroom end link property located in the heart of Port Talbot town. This property would make a lovely family home and can be offered with NO ONGOING CHAIN.

£125,000 - Freehold

- Three bedroom end link property
- Front and rear garden
- PVCu windows and doors through
- Off road parking
- NO ONGOING CHAIN
- EPC C/Council Tax C



DESCRIPTION

We are pleased to present to the market this three bedroom end link property located in the heart of Port Talbot town. Good access to schools shops and transport links to the M4 corridor as well as Port Talbot town centre with all amenities included. This property would make a lovely family home and can be offered with NO ONGOING CHAIN.

Property briefly consists of reception room, kitchen diner, three bedrooms and family bathroom.

Externally there are front and rear gardens with lane access for off road parking

ENTRANCE

Dark wood effect PVCu front door into porch. Artex ceiling. Emulsioned walls. Vinyl flooring. Door into ground floor accommodation.

RECEPTION (15' 3" x 14' 7") or (4.65m x 4.45m)

Artex ceiling. Emulsioned walls. Skirting board. Fitted carpet. Front facing dark wood effect PVCu double glazed window with net curtain. Radiator. Stairs to first floor accommodation. Door into kitchen/diner.

KITCHEN/DINER (14' 7" x 8' 10") or (4.45m x 2.68m)

Artex ceiling with pendant light fitting. Emulsioned walls. Skirting board. Vinyl flooring. Radiator. Rear facing dark wood effect PVCu double glazed window with fitted extractor vent. Dark wood effect PVCu door leading to rear garden. Wall mounted gas boiler. Kitchen is fitted with a range of wooden floor cupboards with laminate worktop. Stainless steel sink and drainer with chrome hot and cold mixer tap. Undercounter space for appliances and cooker.

LANDING

Stippled ceiling. Emulsioned walls. Skirting board. Fitted carpet. Doors leading off.

BEDROOM 1 (11' 11" x 7' 10") or (3.62m x 2.39m)

Stippled ceiling. Emulsioned walls. Skirting board. Fitted carpet. Front facing dark wood effect PVCu double glazed window with net curtain. Radiator. Two built in storage cupboards, one housing the hot water tank.

BEDROOM 2 (8' 10" x 7' 8") or (2.69m x 2.34m)

Stippled ceiling. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Rear facing dark wood effect PVCu double glazed window with net curtain.

BEDROOM 3 (8' 10" x 6' 5") or (2.68m x 1.95m)

Stippled ceiling. Emulsioned walls. Skirting board. Fitted carpet. Radiator. Front facing dark wood effect PVCu double glazed window with net curtain.

FAMILY BATHROOM (6' 6" x 5' 7") or (1.98m x 1.69m)

Stippled ceiling. Emulsioned walls with ceramic tiles to splash back areas. Vinyl flooring. Rear facing dark wood effect PVCu double glazed window with fitted extractor fan. Radiator. Room is fitted with a three piece white suite comprising of low level WC, pedestal wash hand basin with brass hot and cold taps, bathtub with brass hot and cold taps and wall mounted electric shower with shower curtain rail.



FRONT GARDEN

Bounded on three sides by brick wall. Metal gate access to concrete path leading to front door. Laid with beds either sides with planted shrubs.

REAR GARDEN


Bounded on three sides by brick wall and wood fencing. low maintenance rear garden laid mainly to gravel. Concrete paved seating area. Raised beds planted with shrubs. Double metal gates with rear lane access allowing for offroad parking.

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		85
(69-80) C	70	
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk