

Payton  
Jewell  
Caines



Arthur Street, Port Talbot, Neath Port  
Talbot. SA12 6EH

£95,000

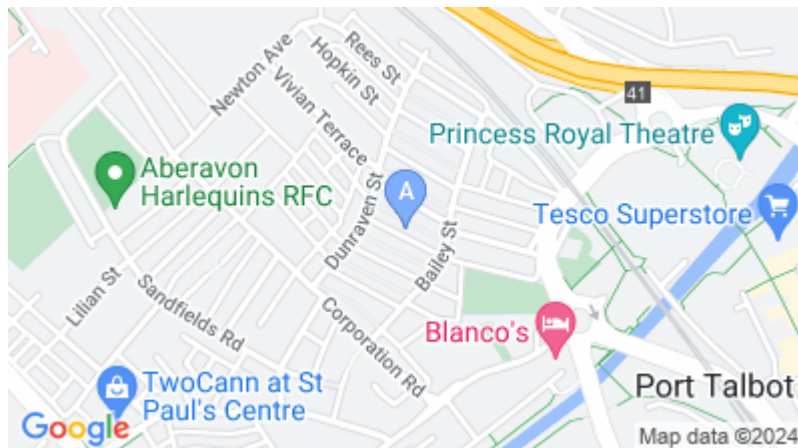


## Arthur Street, Port Talbot, Neath Port Talbot. SA12 6EH

We are pleased to present this THREE BEDROOM MID TERRACE HOUSE, located in Aberavon close to local schools, shops and amenities. Walking distance to Port Talbot town centre and transport links. Ideal purchase for first time buyers or investors. NO ONGOING CHAIN.

£95,000 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Downstairs adapted shower room
- Rear courtyard
- NO ONGOING CHAIN
- Council Tax B/



## DESCRIPTION

We are pleased to present this three bedroom mid terraced house, located in Aberavon close to local schools, shops and amenities. Walking distance to Port Talbot town centre and transport links. Ideal purchase for first time buyers or investors. No ongoing chain.

Accommodation briefly comprises vestibule, hallway, two reception rooms, kitchen and bathroom. To the first floor three bedrooms. To the outside a rear courtyard.

## VESTIBULE

Access via PVCu decorative double glazed part panelled door. Artex ceiling. Coving. Emulsioned walls. Laminate flooring. Single multi glazed wooden door leading to:

## HALLWAY

Stippled ceiling. Coving. Emulsioned walls. Radiator. Staircase to first floor with fitted carpet. Laminate flooring. Multi glazed wooden door leading to:

## RECEPTION 1 (12' 4" x 10' 0") or (3.76m x 3.05m)

Artex ceiling. Coving. Emulsioned walls. PVCu double glazed window to front of property. Wooden fire surround, marble hearth and back plate with electric fire. Radiator. Laminate flooring. Arch way leading to:

## RECEPTION 2 (13' 0" x 10' 3") or (3.95m x 3.13m)

Artex ceiling. Coving. Emulsioned walls. PVCu double glazed window to the rear of property. Wooden fire surround, marble hearth, back plate and gas fire. Radiator. Under stair storage. Laminate flooring. Wood framed single multi glazed door leading to:

## KITCHEN (9' 8" x 9' 7") or (2.95m x 2.91m)

Tongue and groove to ceiling. Emulsioned walls. PVCu double glazed window to rear of property. A range of wall and base units. Complementary work surfaces. Tiled splash back areas. Single drainer sink unit with mixer tap. Built in fridge freezer. Four ring gas hob. Separate grill and oven. Concealed extractor hood. Plumbing for automatic washing machine. Radiator. Vinyl floor covering. PVCu door to the rear of property. Door leading to:

## BATHROOM (9' 1" x 5' 3") or (2.77m x 1.61m)

Respatex ceilings and walls. PVCu frosted double glazed window to rear of property. Three piece suite comprising low level W.C., pedestal wash hand basin and wet area with overhead mains fed shower, shower rail and curtain. Fitted cupboard to wall. Radiator. Special non slip flooring.

## LANDING

Artex ceiling. Coving. Access into attic. Emulsioned walls. Radiator. Laminate flooring. All doors leading off.

## BEDROOM 1 (11' 0" x 9' 4") or (3.36m x 2.85m)

Artex ceiling. Coving. Emulsioned walls. PVCu double glazed window to front of property. Fitted double door wardrobe. Radiator. Laminate flooring.



## BEDROOM 2 (9' 5" x 8' 10") or (2.87m x 2.68m)

Skimmed ceiling. Coving. Emulsioned walls. PVCu double glazed window to rear of property. Built in six door wardrobe. Radiator. Laminate flooring.

## BEDROOM 3 (7' 11" x 6' 10") or (2.42m x 2.09m)

Artex ceiling. Coving. Papered walls. PVCu double glazed window to the front of property. Double door wardrobe. Radiator Laminate flooring.

## REAR COURTYARD


Enclosed and bounded by wall. Brick built storage shed. Rear lane access.

## NOTES

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+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(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.



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](http://www.pjchomes.co.uk)

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