

Payton
Jewell
Caines



Oakwood Street, Port Talbot, Neath Port
Talbot. SA13 1BE

£99,950

PJC PAYTON
JEWELL
CAINES

Oakwood Street, Port Talbot, Neath Port Talbot. SA13 1BE

Conveniently position for Town this three bedroom mid-terrace house which is in need to some modernisation, ideal for any INVESTORS. Early viewing is recommended to appreciate the desirable location of this house. Offered with NO ONGOING CHAIN.

£99,950 - Freehold

- Three bedroom terraced house
- Upstairs family bathroom
- Rear garden
- Ideal for INVESTORS
- NO ONGOING CHAIN
- EPC F/Council Tax B



DESCRIPTION

Conveniently position for Town this three bedroom mid-terrace house in need to some modernisation, ideal for any INVESTORS. Located in Port Talbot town centre, this property is very close to local shops, Velindre Community School, Central Junior School and local amenities with good transport links to the M4 corridor. There is street permit parking, as well as public transport links within walking distance. Early viewing is recommended to be fully appreciated. Offered with NO ONGOING CHAIN.

NB Property is sold as seen

Property briefly consists of a lounge/dining room, kitchen, three bedrooms and upstairs bathroom. Enclosed rear garden and garage.

ENTRANCE

Access via PVCu front door into Vestibule. Stippled ceiling with coving. Papered walls. Laminate flooring. Wooden door leading into:

HALLWAY

Artex ceiling. Papered walls. Continuation of laminate flooring. Staircase to first floor accommodation with fitted carpet. Doors leading off

RECEPTION 1 (13' 1" x 9' 3") or (3.99m x 2.82m)

Skimmed ceiling with coving. Emulsioned walls. Laminate flooring. Radiator. Recess walls. PVCu double glazed window to front of property. Archway leading into:

RECEPTION 2 (13' 7" x 10' 8") or (4.14m x 3.26m)

Artex ceiling with coving. Emulsioned walls with one wall artexed. Open plan to understair area. Continuation of laminate flooring. Recess wall. Radiator. PVCu double glazed window to rear of property. Door leading into:

KITCHEN (13' 11" x 9' 3") or (4.23m x 2.83m)

Artex ceiling. Emulsioned walls. Tiled flooring. Range of wall and base units with complementary work surfaces and tiled splash back areas. Single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Built-in electric oven, four ring gas hob and extractor hood. Radiator. PVCu double glazed window and door to rear of property.

LANDING

Artex ceiling. Papered walls. Fitted carpet. Spindle balustrade. Storage cupboard. Doors leading off.

SEPARATE WC

Emulsioned walls. Tiled flooring. Low level WC. PVCu frosted double glazed window to rear of property.

FAMILY BATHROOM (9' 4" x 6' 2") or (2.85m x 1.89m)

Skimmed ceiling. Emulsioned walls. Fully tiled to bath area. Tiled flooring. Radiator. Cupboard housing the baxi combination boiler. Room is fitted with a two piece suite in white comprising pedestal wash hand basin, panel bath with shower screen and mixer shower tap. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (12' 4" x 10' 11") or (3.76m x 3.33m)

Skimmed ceiling with coving. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed tilt and turn window to front of property.

BEDROOM 2 (10' 10" x 8' 5") or (3.30m x 2.56m)

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

BEDROOM 3 (9' 5" x 6' 10") or (2.86m x 2.09m)

Skimmed ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed tilt and turn window to front of property.

OUTSIDE


Fronts the pavement.

Rear garden is enclosed by wall. Garage to rear of garden.

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+) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(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