



Island Mews, Port Talbot, Neath Port
Talbot. SA13 1XW

£110,000

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Early viewing is highly recommended for this two bedroom end of terrace house ideally located within walking distance to Port Talbot town centre. This property would be ideal for any FIRST TIME BUYERS and if offered with NO ONGOING CHAIN.

£110,000 - Freehold

- Two bedroom end of terrace house
- Upstairs bathroom
- Front and rear gardens with allocated parking
- Ideally located close to Port Talbot town centre
- NO ONGOING CHAIN
- EPC C/ Council Tax B



DESCRIPTION

Early viewing is highly recommended for this two bedroom end of terrace house ideally located within walking distance to Port Talbot town centre. Good access to local shops, Velindre Community School, local amenities and good access to the M4 corridor. The property benefits from allocated parking as well as being a short walk from bus and train routes. This property would be ideal for any FIRST TIME BUYERS and if offered with NO ONGOING CHAIN.

Property briefly consists of a lounge/dining room area, kitchen, two bedrooms and family bathroom. Externally there is both front and rear gardens with allocated parking.

ENTRANCE

Access via PVCu front door with decorative double glazed panel to entrance hall. Textured ceiling. Emulsioned walls. Fitted carpet. Radiator. Staircase to first floor accommodation with fitted carpet and spindle balustrade. Doors leading off.

KITCHEN (8' 8" x 7' 10") or (2.65m x 2.38m)

Textured ceiling. Emulsioned walls with tiles to splash back areas. Vinyl flooring. Radiator. Range of wall and base units with complementary work tops. Space for undercounter appliances. Acrylic single drainer sink with mixer tap. Plumbing or automatic washing machine. Gas and electric cooker point (all appliances to remain). Wall mounted Worcester combination boiler. PVCu double glazed window to front of property.

LIVING/DINING ROOM (17' 1" max x 15' 3" max) or (5.21m max x 4.65m max)

Measurements at widest point

Artex ceiling. Emulsioned walls. Two radiators. Fitted carpet. Understair storage. PVCU double glazed window to rear of property. Aluminium double glazed patio doors leading to rear garden.

LANDING

Artex ceiling with loft access hatch. Emulsioned walls. Spindle balustrade. Fitted carpet. Airing cupboard with built in shelving. Radiator. Storage cupboard. Doors leading off.

FAMILY BATHROOM (6' 6" x 6' 3") or (1.98m x 1.91m)

Textured ceiling. Half emulsioned and half ceramic tiled walls. Fully tiled to bath area. Vinyl flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, panel bath with overhead mixer shower tap, shower rail and curtain. PVCu frosted double glazed window to front of property.

BEDROOM 1 (12' 5" x 8' 6") or (3.78m x 2.58m)

Textured ceiling. Emulsioned walls with one feature wallpapered walls. Fitted carpet. Radiator. Built in double door wardrobe. PVCu double glazed window to front of property.

BEDROOM 2 (15' 3" x 7' 6") or (4.64m x 2.29m)

Bedroom two and three knocked into one

Textured ceiling. Emulsioned walls. Fitted carpet. Two sets of radiators. Archway between rooms. Two PVCu double glazed windows to rear of property.



OUTSIDE


Front garden is open plan. Low maintenance with footpath to front door. Allocated parking.
Rear garden is enclosed and bounded by wall and fencing to neighbouring property. Low maintenance garden with shrub borders.

NOTES

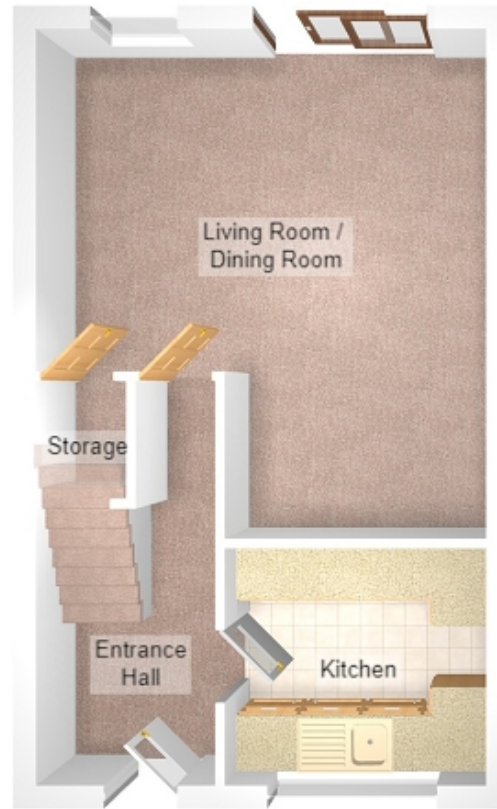
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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.



GROUND FLOOR



FIRST FLOOR

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.



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