

Payton  
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Caines



Carlos Street, Port Talbot, Neath Port  
Talbot. SA13 1YD

£132,950

**PJC** PAYTON  
JEWELL  
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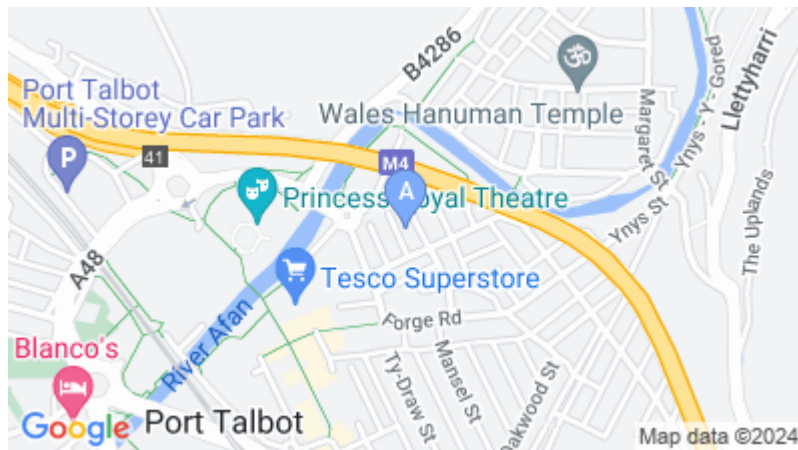


# Carlos Street, Port Talbot, Neath Port Talbot. SA13 1YD

We are pleased to present to the market this well presented and recently refurbished two bedroom mid terrace house located close to Port Talbot Town Centre. Ideal for FIRST TIME BUYERS. Early viewing is recommended.

£132,950 - Freehold

- Two bedroom mid terraced house
- Three reception rooms
- Recently refurbished throughout
- Large family bathroom
- Low maintenance rear garden
- EPC D/Council Tax B





## DESCRIPTION

We are pleased to present to the market this well presented and recently refurbished two bedroom mid terrace house located close to Port Talbot Town Centre. Close to local shops, Velindre Community School, amenities and transport links. Ideal for FIRST TIME BUYERS. Early viewing is recommended.

The property briefly consists of three reception rooms, kitchen, two bedrooms and family bathroom. Externally is a low maintenance rear garden with storage shed.

## ENTRANCE

Access via PVCu part glazed front door with overhead glazed panel into porch. Papered ceiling. Emulsioned walls. Fitted carpet. Glazed wooden door leading into:

## HALLWAY

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Stairs to first floor accommodation. Doors leading off.

## RECEPTION 1 (13' 1" x 9' 7") or (3.99m x 2.93m)

Papered ceiling with original ceiling rose. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed window.

## RECEPTION 2 (12' 4" x 10' 9") or (3.75m x 3.27m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window.

## RECEPTION 3 (11' 2" x 9' 2") or (3.40m x 2.79m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in understair storage cupboard. Built in storage cupboard into alcove. PVCu double glazed french doors leading to the side return. Opening leading to:

## KITCHEN (9' 10" x 9' 1") or (3.0m x 2.77m)

Emulsioned ceiling. Emulsioned walls. Vinyl flooring. Radiator. Room is fitted with a range of painted floor and wall cupboards with laminate worktops. Built in one and a half stainless steel sink and drainer with mixer tap. Built in stainless steel five ring gas hob with splashback, overhead extractor hood and built in electric oven below. Space for upright fridge/freezer. Undercounter space for washing machine. Wall mounted gas fired combination boiler. Rear facing PVCu double glazed window. Side facing PVCu part double glazed door leading to the rear garden.

## LANDING

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in storage cupboard. Doors leading off.

## BEDROOM 1 (16' 4" x 9' 8") or (4.98m x 2.94m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Two front facing PVCu double glazed windows.

## BEDROOM 2 (10' 11" x 10' 3") or (3.32m x 3.12m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window.



## FAMILY BATHROOM (11' 4" x 9' 3") or (3.45m x 2.82m)

Emulsioned ceiling with loft access hatch. Emulsioned walls with respatex panel to splash back and shower areas. Vinyl flooring. Chrome wall mounted heated towel rail. Radiator. Room is fitted with a four piece white suite comprising WC, vanity wash hand basin with mixer tap, double width walk in shower with white shower tray, chrome wall mounted rainfall head shower and glass shower door, white corner bathtub with chrome mixer tap. Double aspect PVCu frosted double glazed windows.

### OUTSIDE

Rear garden is bounded on three sides by block and brick wall. Wooden gate leading to the rear lane. Garden is low maintenance with concrete path and stone pavers. Brick built storage shed.

### NOTES


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



# 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>                            | 64                      |   |
| (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.



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01639 891268

## Bridgend

Sales: 01656 654 328  
[bridgend@pjchomes.co.uk](mailto:bridgend@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Pencoed

Sales: 01656 864 477  
[pencoed@pjchomes.co.uk](mailto:pencoed@pjchomes.co.uk)  
 Lettings: 01656 869 000  
[bridgendrentals@pjchomes.co.uk](mailto:bridgendrentals@pjchomes.co.uk)

## Port Talbot

Sales: 01639 891 268  
[porttalbot@pjchomes.co.uk](mailto:porttalbot@pjchomes.co.uk)  
 Lettings: 01639 891 268  
[porttalbotrentals@pjchomes.co.uk](mailto:porttalbotrentals@pjchomes.co.uk)