

Payton
Jewell
Caines



Rees Street, Port Talbot, Neath Port Talbot.
SA12 6HB

£99,950

PJC PAYTON
JEWELL
CAINES

Rees Street, Port Talbot, Neath Port Talbot. SA12 6HB

We are pleased to present to the market this two double bedroom traditional build end terrace house located in Aberavon within walking distance to Port Talbot town centre. Early viewing is highly recommended for this well presented family home. Sold with NO ONGOING CHAIN.

£99,950 - Freehold

- Two double bedroom end terrace house
- Two reception rooms
- Modern fitted kitchen
- Upstairs family bathroom
- NO ONGOING CHAIN
- EPC D/Council Tax B



DESCRIPTION

We are pleased to present to the market this two double bedroom traditional build end terrace house located in Aberavon within walking distance to Port Talbot town centre. Close to local shops, St Joseph's R C Comprehensive School, St Joseph's Junior School, amenities and transport links. Early viewing is highly recommended for this well presented family home.

The property briefly consists of two reception rooms, kitchen, two double bedrooms and family bathroom. Externally there is a rear garden with access from the front and the rear lane. To the front is street parking. Sold with NO ONGOING CHAIN.

ENTRANCE

Access via black part double glazed composite front door leading into hallway. Artex ceiling. Half emulsioned and half wood panelled walls. Fitted carpet. Radiator. Stairs to first floor accommodation. Understair storage cupboard. Doors leading off.

RECEPTION 1 (11' 2" x 10' 9") or (3.41m x 3.28m)

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Front facing PVCu double glazed window with curtain pole.

RECEPTION 2 (16' 5" max x 11' 4" max) or (5.00m max x 3.45m max)

Measurements at widest point

Emulsioned ceiling, Emulsioned walls. Fitted carpet. Radiator. Tiled hearth. Rear facing PVCu double glazed window. Opening leading to:

KITCHEN (10' 4" x 8' 1") or (3.14m x 2.47m)

Emulsioned ceiling with fluorescent strip light. Emulsioned walls with ceramic tiles to splash back areas. Wood effect laminate flooring. Radiator. Room is fitted with a range of cream gloss floor and wall cupboards with wood effect laminate worktops. Stainless steel sink and drainer with chrome mixer tap. Four ring black enamel built in electric hob with built in electric oven below and overhead extractor hood. Undercounter space for washing machine. Upright fridge/freezer. Wall mounted combination boiler. Rear facing PVCu double glazed window.

LANDING

Artex ceiling with loft access hatch. Half emulsioned and half wood panelled walls. Fitted carpet. Doors leading off.

BEDROOM 1 (17' 4" x 11' 0") or (5.29m x 3.35m)

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

BEDROOM 2 (10' 9" x 11' 4") or (3.27m x 3.45m)

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



FAMILY BATHROOM (6' 1" x 6' 0") or (1.86m x 1.84m)

Emulsioned ceiling with flush light fitting. Emulsioned walls with ceramic tiles to splash back areas. Wood effect vinyl flooring. White wall mounted heated towel rail. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin, bathtub and wall mounted Triton shower with glass shower screen. Rear facing frosted PVCu double glazed window.

OUTSIDE

Property fronts to the street.


Rear garden is bounded by brick and block wall. Low maintenance garden laid mainly with gravel beds. Concrete path leading to wooden gate allowing access to the rear lane. Path to side with wooden gate leading to the front street. Ornamental pond.

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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