

Payton
Jewell
Caines



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

Offers In Excess Of
£70,000

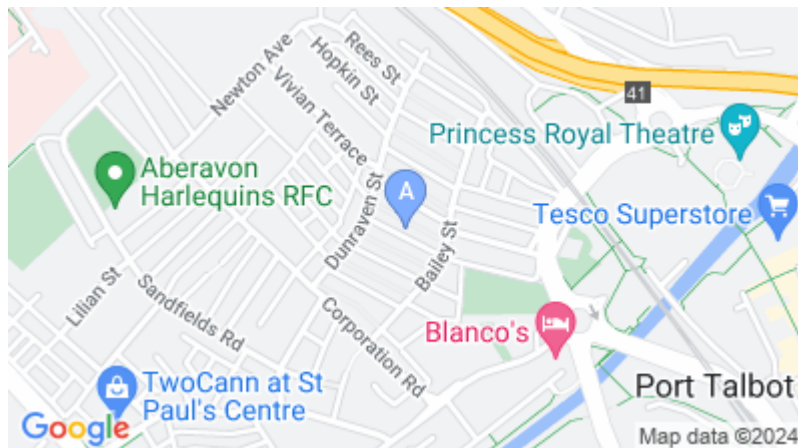
 PAYTON
JEWELL
CAINES

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

We are pleased to present to the market this two bedroom traditional build mid terrace house locate in Aberavon. Early viewing is highly recommended for this property, offered with NO ONGOING CHAIN. Needs refurbishment.

Offers In Excess Of £70,000 - Freehold

- Two bedroom mid terrace house
- Two reception rooms
- Upstairs family bathroom
- Low maintenance rear garden
- NO ONGOING CHAIN
- EPC E/Council Tax B



DESCRIPTION

We are pleased to present to the market this two bedroom traditional build mid terrace house located in Aberavon. Close to local shops, Saint Joseph's Catholic Infant School and transport links to Port Talbot town centre with all amenities included. Early viewing is highly recommended for this property, offered with NO ONGOING CHAIN. Needs refurbishment.

Property briefly consists of two reception rooms, kitchen, two bedrooms and family bathroom. Externally there is a low maintenance rear garden and the property fronts to the pavement with street parking.

ENTRANCE

Access via PVCu part panelled and part frost double glazed units into entrance hall. Skimmed ceiling. Emulsified walls. Radiator. Staircase to first floor accommodation with fitted carpet. Doors leading off.

RECEPTION 1 (12' 3" x 10' 0") or (3.73m x 3.05m)

Skimmed ceiling. Wallpapered walls. Laminate flooring. Radiator. PVCu double glazed window to front of property.

RECEPTION 2 (13' 1" x 10' 5") or (3.98m x 3.17m)

Skimmed ceiling. Wallpapered walls. Laminate flooring. Radiator. PVCu double glazed window to rear of property.

KITCHEN (9' 9" x 9' 9") or (2.97m x 2.96m)

Skimmed ceiling. Emulsified walls. Vinyl flooring. Radiator. Fitted units. Stainless steel single drainer sink unit. Gas cooker point. Wall mounted boiler. PVCu part panelled part frosted double glazed door and window to rear.

LANDING

Skimmed ceiling with loft access hatch. Two wallpapered and two emulsified walls. Fitted carpet. Spindle balustrade. PVCu double glazed window to rear. Doors leading off.

FAMILY BATHROOM (8' 3" x 5' 11") or (2.51m x 1.81m)

Skimmed ceiling. Part textured walls and part emulsified walls with respatex to splash back areas. Fitted carpet. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, panel bath with mixer shower tap, shower rail and curtain. PVCu frosted double glazed window to front of property.

BEDROOM 1 (11' 0" x 9' 8") or (3.35m x 2.95m)

Skimmed ceiling. Emulsified walls with one feature wallpapered wall. Fitted carpet. Radiator. PVCu double glazed window to front of property.

BEDROOM 2 (10' 1" x 9' 6") or (3.08m x 2.90m)

Skimmed ceiling. Emulsified walls with one feature wallpapered wall. Fitted carpet. Radiator. PVCu double glazed window to rear.

OUTSIDE

Rear garden is enclosed and bounded by wall. Low maintenance courtyard. Gate giving access to rear lane.




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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	47	
(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.



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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