

Payton  
Jewell  
Caines



East Street, Port Talbot, Neath Port Talbot.  
SA13 2YG

£115,000

**PJC** PAYTON  
JEWELL  
CAINES

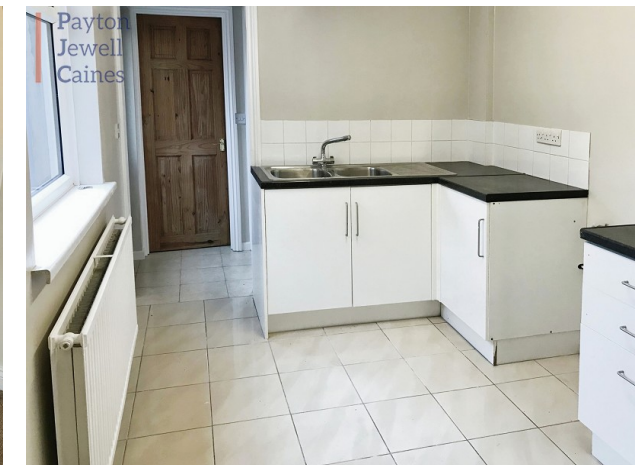


## East Street, Port Talbot, Neath Port Talbot. SA13 2YG

We are pleased to present to the market this three bedroom traditional stone build mid terrace house located in the heart of Goytre Village. Early viewing is recommended for this property offered with NO ONGOING CHAIN.

**£115,000 - Freehold**

- Three bedroom mid terrace house
- Kitchen and separate utility room
- Upstairs bathroom and downstairs WC
- Rear garden with single garage
- NO ONGOING CHAIN
- EPC D/Council Tax A



## DESCRIPTION

We are pleased to present to the market this three bedroom traditional stone build mid terrace house located in the heart of Goytre Village. Property benefits from close access to local shops, Central Junior School, Central Infants School, amenities and transport links to Port Talbot town centre. Early viewing is recommended for this property offered with NO ONGOING CHAIN.

Property briefly consists of an open plan living space, kitchen, utility room, downstairs WC, three bedrooms and upstairs family bathroom. Externally there is a low maintenance rear garden with single garage.

## ENTRANCE

Access via part glazed PVCu front door leading into porch. Emulsioned ceiling. Emulsioned walls. Ceramic floor tiles. Door leading into:

## OPEN PLAN LOUNGE/DINER (19' 2" max x 14' 9" max) or (5.84m max x 4.50m max)

\*Measurements at widest point\*

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Stairs to first floor accommodation. Wall mounted gas fire. Understair storage cupboard. Front facing dark wood effect PVCu double glazed window. Rear facing PVCu double glazed French doors leading to the rear garden. Door leading into:

## KITCHEN (9' 9" x 7' 11") or (2.98m x 2.41m)

Emulsioned ceiling with fluorescent strip light. Emulsioned walls with ceramic tiles to splash back areas. Ceramic floor tiles. Radiator. Rooms is fitted with a range of white melamine floor units with complementary work tops. Stainless steel double sink and drainer with mixer tap. Space for cooker and upright fridge/freezer. Side facing PVCu double glazed window. Dark wood effect PVCu double glazed door leading to the rear garden. Door leading into:

## UTILITY (8' 2" x 4' 8") or (2.48m x 1.42m)

Emulsioned ceiling. Emulsioned walls with ceramic tiles to splash back areas. Continuation of ceramic floor tiles. Radiator. Room is fitted with white melamine floor cupboards with complementary work tops. Stainless steel double sink and drainer with mixer tap. Rear facing PVCu double glazed window.

## W.C. (4' 9" x 2' 11") or (1.44m x 0.90m)

Emulsioned ceiling. Emulsioned walls. Ceramic floor tiles. Radiator. Room is fitted with a two piece white suite comprising WC and wall mounted wash hand basin.

## LANDING

Emulsioned ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Doors leading off.

## BEDROOM 1 (10' 5" x 7' 10") or (3.18m x 2.40m)

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

## BEDROOM 2 (9' 6" x 8' 6") or (2.90m x 2.59m)

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





### **BEDROOM 3 (7' 1" x 6' 10") or (2.16m x 2.09m)**

Emulsioned ceiling. Emulsioned walls. Fitted carpet. Radiator. Front facing dark wood effect PVCu double glazed window.

### **FAMILY BATHROOM (8' 1" x 7' 5") or (2.47m x 2.25m)**

Emulsioned ceiling with flush light fitting. Emulsioned walls. Vinyl flooring. Radiator. Room is fitted with a three piece white suite comprising WC, vanity wash hand basin set within white gloss unit, 'P' shaped bathtub with centre fill mixer tap, wall mounted mains fed shower with curved shower screen and respatex panels to bath area. Built in storage cupboard housing the combination boiler. Rear facing frosted PVCu double glazed window.

### **OUTSIDE**

Front of the property is to the street with street parking.

Rear garden is bounded by block wall and wood fence. Low maintenance laid with stone pavers. Garage with traditional up and over garage door and rear courtesy door.


### **NOTE**

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

There is currently no broadband connection at the property.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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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