

Payton
Jewell
Caines



North Street, Port Talbot, Neath Port
Talbot. SA13 1SU

£169,950

PJC PAYTON
JEWELL
CAINES

North Street, Port Talbot, Neath Port Talbot. SA13 1SU

We are pleased to present to the market this modern three bedroom traditional build end of terrace house within walking distance to Port Talbot memorial park. Offering outbuildings, garage and garden toilet. Early viewing is highly recommended for this well presented family home.

£169,950 - Freehold

- Three bedroom end terrace house
- Open plan living space
- Kitchen with separate utility room
- Low maintenance rear garden with garage
- Two other outbuildings one with WC
- EPC D/Council Tax B



DESCRIPTION

We are pleased to present to the market this three bedroom traditional build end of terrace house within walking distance to Port Talbot memorial park. Close to local shops, Central Infants School, amenities and transport links. Early viewing is highly recommended for this well presented family home.

Property briefly consists of an open plan living space, kitchen, utility room, three bedrooms and family bathroom. Externally there is a rear garden with garage and three outbuildings, one containing an outdoor WC.

ENTRANCE

Access via PVCu part frosted double glazed front door leading into Porch way. Skimmed ceiling. Emulsioned walls. Wood effect tile flooring. Oak door with glass panel leading into:

HALLWAY

Skimmed ceiling. Emulsioned walls with dado rail. Continuation of the wood effect tile flooring. Radiator. Stairs to first floor accommodation with fitted carpet. Door leading into:

RECEPTION 1 (12' 10" x 9' 4") or (3.91m x 2.84m)

Skimmed ceiling. Emulsioned walls. Continuation of wood effect tiled flooring. Radiator. Wooden mantle and tiled fire surround ideal for electric fire. Shelving to alcoves. PVCu double glazed window to front of property with fitted vertical blinds and curtain pole. Opening leading to:

RECEPTION 2 (13' 7" x 10' 7") or (4.15m x 3.23m)

Skimmed ceiling. Emulsioned walls. Continuation of wood effect tiled flooring. Radiator. Shelving to alcoves. PVCu double glazed window to rear of property with fitted vertical blinds and curtain pole. Door leading to:

KITCHEN (11' 2" x 9' 5") or (3.40m x 2.87m)

Skimmed ceiling with inset spotlights. Skimmed walls with tiles to splash back areas. Continuation of wood effect tile flooring. Vertical radiator. Room is fitted with a range of solid oak wall and base units with complementary work tops. Stainless steel sink and drainer unit with mixer tap. Integrated five ring gas hob with overhead extractor hood. Integrated high level electric oven and separate grill. Integrated dishwasher. Space for upright fridge/freezer. Understair storage cupboard. PVCu double glazed window to rear of property. Doorway leading into:

UTILITY (9' 6" x 6' 9") or (2.90m x 2.05m)

Skimmed ceiling with inset spotlights. Skimmed walls with tiles to splash back areas. Continuation of wood effect tile flooring. Vertical radiator. Room is fitted with a range of solid oak base units with complementary work tops. Plumbing for automatic washing machine. Space for undercounter appliance. Built in cupboard housing the combination boiler. Two PVCu double glazed windows to side and rear of property with fitted vertical blinds. PVCu stable door with frosted glass panel leading to the rear garden.

LANDING

Skimmed ceiling with loft access hatch. Emulsioned walls with dado rail. Fitted carpet. Spindle balustrade. Built in storage cupboard. Doors leading off.



BEDROOM 1 (16' 7" x 9' 11") or (5.05m x 3.01m)

Measurements into the alcoves

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Two PVCu double glazed windows to front of property with curtain poles.

BEDROOM 2 (11' 11" x 10' 5") or (3.63m x 3.18m)

Measurements into alcoves

Skimmed ceiling. Skimmed walls. Fitted carpet. Radiator. Shelving to alcove. PVCu double glazed window to rear of property with curtain pole.

INNER PASSAGE

Skimmed ceiling. Emulsioned walls. Fitted carpet. Door leading into:

BEDROOM 3 (11' 11" x 6' 3") or (3.63m x 1.90m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to side of property with fitted roller blind.

BATHROOM (9' 6" x 6' 9") or (2.90m x 2.05m)

Skimmed ceiling. Respatex panels to walls. Vinyl flooring. Heated towel rail. Room is fitted with a four piece white suite comprising WC, pedestal wash hand basin, panel bath and shower cubicle with mains fed shower. PVCu frosted double glazed window to side of property with fitted roller blind.

OUTSIDE

The rear garden is enclosed and bounded by wood fencing. Low maintenance garden laid with stone pavers. Gate leading to side access. Garage with electric roller door to rear lane and courtesy door. Outbuilding with power. Outbuilding containing:

OUTSIDE W.C

Outside WC. Skimmed ceiling. Respatex walls. Wood effect tile flooring. Room is fitted with a two piece white suite comprising WC and pedestal wash hand basin.


NOTE

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

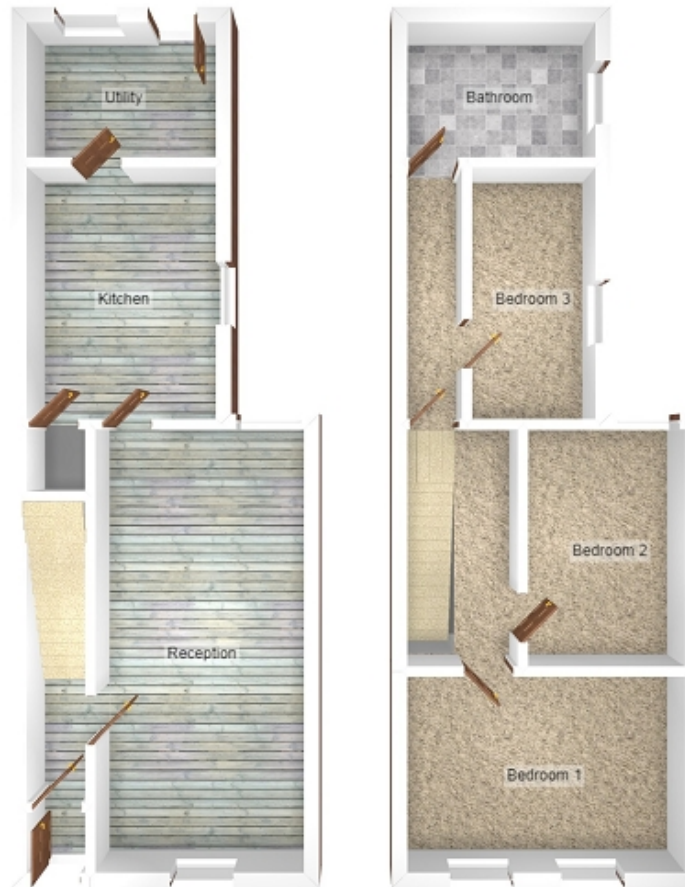


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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.



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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk