

Payton
Jewell
Caines



Oakwood Street, Port Talbot, Neath Port
Talbot. SA13 1BP

£119,950



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We are pleased to present to the market this three bedroom traditional build mid terrace house within walking distance to Port Talbot town centre. Early viewing is highly recommended for this property offered with NO ONGOING CHAIN.

£119,950 - Freehold

- Three bedroom mid terrace house
- Two reception rooms
- Low maintenance rear garden
- Close to Port Talbot town centre
- NO ONGOING CHAIN
- EPC C/Council Tax B



DESCRIPTION

We are pleased to present to the market this three bedroom traditional build mid terrace house within walking distance to Port Talbot town centre. Close to local shops, Central Junior School, amenities and transport links to the M4 corridor. Early viewing is highly recommended for this property offered with NO ONGOING CHAIN.

Property briefly consists of lounge, dining room, kitchen, downstairs family bathroom and three bedrooms. Externally there is a rear garden with rear lane access.

ENTRANCE

Access via dark wood effect PVCu part double glazed front door leading into porch. Artex ceiling. Emulsioned walls. Ceramic floor tiles. Half glazed wooden door into:

HALLWAY

Wood panels to ceiling. Emulsioned walls. Light grey wood effect laminate flooring. Radiator. Stairs to first floor accommodation. Door leading into:

LOUNGE (10' 3" x 13' 5") or (3.12m x 4.09m)

Artex ceiling. Emulsioned walls with wall lights. Continuation of grey wood effect laminate flooring. Radiator. Marble hearth with feature stone fire surround and wooden mantle. Dark wood effect PVCu double glazed window to front of property with curtain pole. Archway leading into:

DINING ROOM (12' 10" x 10' 4") or (3.92m x 3.14m)

Emulsioned ceiling. Emulsioned walls with fitted wall lights. Continuation of light grey wood effect laminate flooring. Radiator. Dark wood effect PVCu double glazed window to rear of property with fitted Venetian blinds and curtain pole. Door leading into:

KITCHEN (10' 4" x 9' 3") or (3.16m x 2.81m)

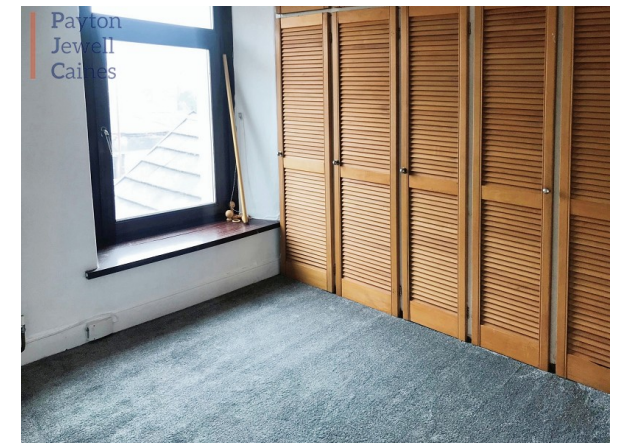
Artex ceiling with flush light fitting. Half stippled walls with half ceramic wall tiles. Ceramic floor tiles. Radiator. Room is fitted with a range of white melamine floor and wall cupboards with complementary work tops. Stainless steel sink and drainer. White enamel built in four ring gas hob with built in electric oven below and overhead extractor hood. Undercounter space for several appliances. Understair storage cupboard. PVCu double glazed window to side of property. PVCu double glazed door leading to the rear garden. Opening leading to:

FAMILY BATHROOM (10' 1" x 8' 1") or (3.08m x 2.46m)

Artex ceiling with flush light fitting. Floor to ceiling respatex panelled walls. Ceramic floor tiles. Radiator. Room is fitted with a three piece white suite comprising WC, pedestal wash hand basin, bathtub with wall mounted mains fed shower. PVCu frosted double glazed window to rear of property.

LANDING

Artex ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Dark wood effect PVCu double glazed window to rear of property. Doors leading off.



BEDROOM 1 (11' 1" x 8' 8") or (3.39m x 2.65m)

Artex ceiling. Wall papered walls with artex to the chimney breast. Fitted carpet. Radiator. Built in storage cupboard housing the boiler and hot water tank. Dark wood effect PVCu double glazed window to front of property with fitted roller blind.

BEDROOM 2 (10' 8" x 9' 6") or (3.25m x 2.90m)

Artex ceiling. Wall papered walls. Fitted carpet. Radiator. Floor to ceiling built in wardrobes with louvre doors. Dark wood effect PVCu double glazed window to rear of property.

BEDROOM 3 (8' 1" x 7' 7") or (2.47m x 2.31m)

Artex ceiling. Wall papered walls. Fitted carpet. Radiator. Dark wood effect PVCu double glazed window to front of property.

OUTSIDE

Property front to the street with street/residents parking available.


Rear garden is enclosed and bounded by brick and block wall with wooden gate leading to the rear lane. Low maintenance laid with stone pavers. Raised bed.

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		87
(69-80) C	71	
(55-68) D		
(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.



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