

Payton
Jewell
Caines



Holland Street, Port Talbot, Neath Port
Talbot. SA13 1AP

Offers Over
£145,000

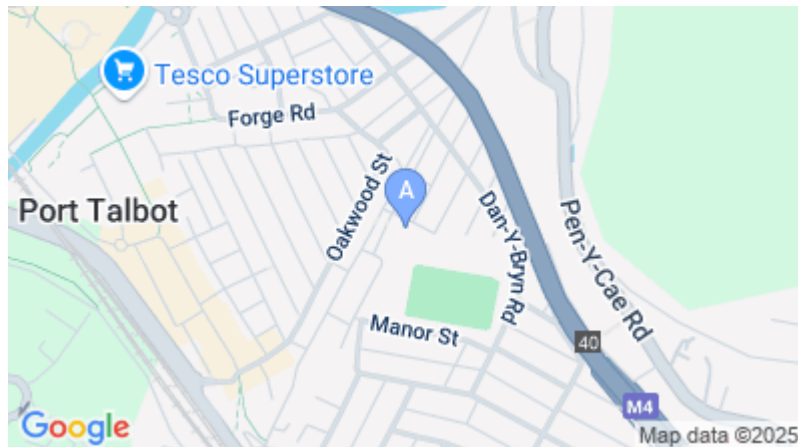
PJC PAYTON
JEWELL
CAINES

Holland Street, Port Talbot, Neath Port Talbot. SA13 1AP

We are pleased to present for sale this immaculately presented mid terrace property which would be an ideal first time home. The property has been beautifully modernised throughout. Early viewing is highly recommended to appreciate all that this home has to offer.

Offers Over £145,000

- Three bedroom mid terrace house
- Open plan lounge/dining room
- Modern fitted kitchen
- Downstairs family bathroom
- Enclosed garden to rear
- Garage



DESCRIPTION

Conveniently situated within walking distance of Port Talbot town centre, local shops and transport hub. This traditional mid terrace property has been modernised throughout and would make an ideal purchase for first time buyers. Accommodation briefly comprises to ground floor entrance, lounge, dining room, modern fitted kitchen and family bathroom giving access to utility space. To the first floor there is a landing leading to three bedrooms. Externally there is low maintenance garden with garage and rear lane access.

ENTRANCE

Access via PVCu door with frosted glass panels. Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned with feature tile effect. Laminate flooring in a oak effect. Oak veneer door with glazed panels through to:

RECEPTION 1 (15' 10" x 10' 3") or (4.83m x 3.12m)

Ceiling is skimmed and emulsioned with ceiling light. Coving. Walls are skimmed and emulsioned. PVCu double glazed window looks to the front aspect with fitted Venetian blinds. Chimney breast with alcoves either side and fitted storage housing gas meter. Laminate floor in oak effect. Opening into:

RECEPTION 2 (12' 8" x 9' 11") or (3.85m x 3.02m)

Ceiling is skimmed and emulsioned with ceiling light. Coving. Walls are skimmed and emulsioned. Radiator. Chimney breast with alcoves either side with built in storage housing the electric meter. Laminate floor in oak effect.

KITCHEN (10' 7" x 7' 6") or (3.22m x 2.29m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned with herringbone tiling to splash back areas. PVCu double glazed window to the rear. PVCu door with frosted glass leads to rear garden. Kitchen comprises a range of wall and base units in shaker style with coordinating laminate work surfaces. Ceramic inset sink with drainer and mixer tap. Integrated electric hob with oven and over head extraction hood. Integrated low level fridge and freezer. Tiling to floor.

BATHROOM (13' 5" x 6' 3") or (4.09m x 1.90m)

Ceiling is skimmed and emulsioned with ceiling light and extraction fan. Walls are skimmed and emulsioned with tiles to splash back areas. Radiator. PVCu frosted window to the rear. Three piece suite in white comprising low level W.C., ceramic wash hand basin with mixer taps and bath tub with over head rain fall shower. Glass shower screen. Vinyl flooring in a tile effect. Under stair storage. Door leading into:

STORAGE ROOM (5' 2" x 3' 7") or (1.57m x 1.08m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. PVCu frosted window to the side. Wall mounted combination boiler. Space and plumbing for automatic washing machine. Vinyl flooring.

LANDING

Via stairs with fitted carpet. Ceiling is skimmed and emulsioned with ceiling light. Access to the loft which is partially boarded for storage. Walls are skimmed and emulsioned. Frosted PVCu double glazed window looking to the rear aspect. Fitted carpet.



BEDROOM 1 (10' 1" x 9' 11") or (3.07m x 3.02m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Chimney breast with alcoves to either side. Radiator. Built in wardrobe. PVCu double glazed window looking to rear aspect with fitted Venetian blinds. Laminate flooring.

BEDROOM 2 (12' 2" x 9' 10") or (3.71m x 2.99m)

Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looks to the front aspect with fitted Venetian blinds. Built in wardrobes. Laminate flooring.

BEDROOM 3 (7' 4" x 5' 9") or (2.23m x 1.74m)


Ceiling is skimmed and emulsioned with ceiling light. Walls are skimmed and emulsioned. Radiator. PVCu double glazed window looking to front aspect with fitted Venetian blinds. Laminate flooring.

OUTSIDE

An enclosed rear garden with an area laid to decking. Stepping down onto a patio with raised beds for planting. Garage with roller door giving rear lane access for off road parking.



EPC

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



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