

Payton
Jewell
Caines



Brook Street, Port Talbot, Neath Port
Talbot. SA13 1TG

£135,000

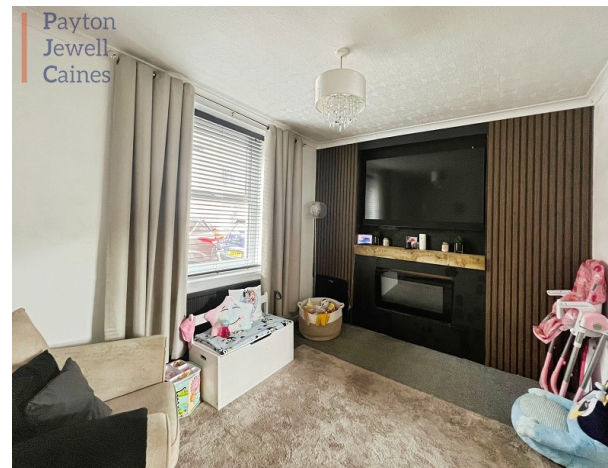
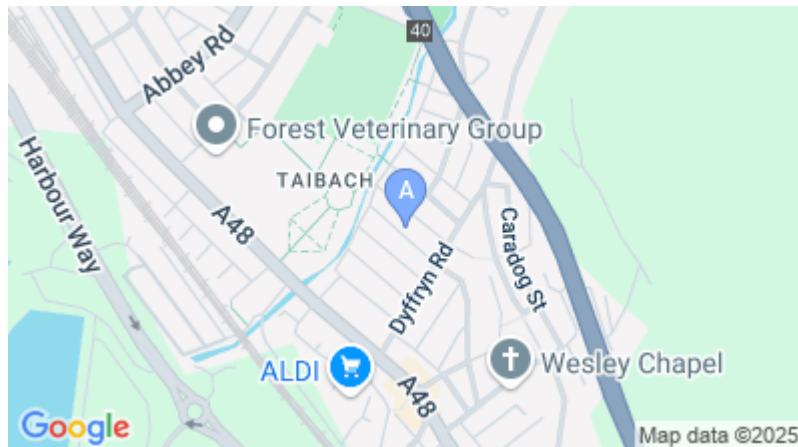
PJC PAYTON
JEWELL
CAINES

Brook Street, Port Talbot, Neath Port Talbot. SA13 1TG

Ideally located within walking distance of Port Talbot town centre, local shops, schools and amenities. This traditional three bed mid terrace would be ideal for anybody looking for first time buy. Viewing is highly recommended to appreciate this family home.

£135,000

- Three bedroom mid terrace house
- Open plan living/diner
- Downstairs bathroom
- Enclosed rear garden
- Garage
- Ideal first time buy



DESCRIPTION

We are pleased to offer to the market this traditional three bedroom mid terrace property situated close to the memorial park, taibach shops, supermarkets, Central infants school and Eastern primary School, local bus services and easy access to the M4. Property benefits from a newly refurbished kitchen and downstairs family bathroom. Viewing is highly recommended.

Accommodation briefly consists to the ground floor hallway, two reception rooms, kitchen and family bathroom. To the first floor you have three bedrooms.

Externally there is an enclosed rear garden and single garage with an roller shutter door.

PORCH

Access via composite front door. Papered and coved ceiling. Part papered part tiled walls. Laminate flooring. Opening into:

HALLWAY

Papered and coved ceiling. Part papered part panelled walls. Radiator. Fitted carpet. Staircase leading to first floor accommodation. Door into ground floor accommodation.

RECEPTION 1 (13' 8" x 9' 10") or (4.16m x 3.0m)

Papered and coved ceiling. Emulsioned walls. Radiator. Front facing PVCu double glazed window. Fitted carpet. Wall mounted electric fire. Built-in cupboard to the alcove housing the utility metres. Opening leading into:

RECEPTION 2 (14' 3" x 10' 6") or (4.35m x 3.20m)

Papered and coved ceiling. Emulsioned walls. Radiator. Rear facing PVCu double glazed French doors leading out to the rear garden. Fitted carpet. Door leading into kitchen.

KITCHEN (11' 3" x 8' 0") or (3.44m x 2.43m)

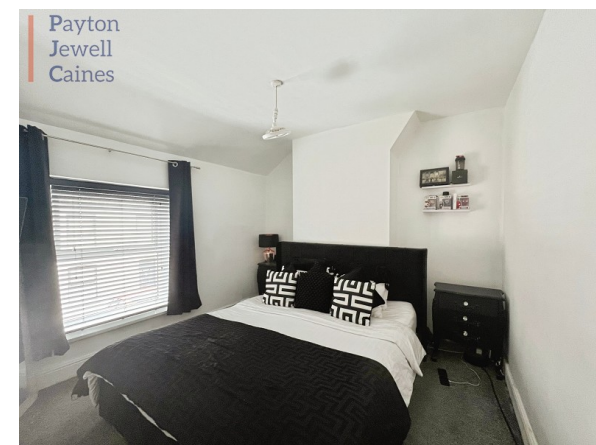
Skimmed ceiling. Emulsioned walls. Side facing window. PVCu side facing door leading to the rear. Upright radiator. Tiled effect vinyl floor covering. Room is fitted with a range of wall and base units with complementary worktops. Black inset one and a half sink with drainer. Under counter space for two kitchen appliances. Space for free standing cooker. Space for upright fridge/freezer.

BATHROOM (7' 7" x 6' 0") or (2.31m x 1.83m)

Skimmed ceiling. Floor to ceiling respatex wall panels. Continuation of the vinyl flooring. Rear facing frosted PVCu double glazed window. Room is fitted with a three-piece suite comprising W.C., wash hand basin set within a vanity unit and panelled bath with wall mounted rainfall shower. Glass shower screen.

LANDING

Skimmed ceiling. Loft access hatch with pulldown ladder. Papered walls. Rear facing PVCu double glazed window. Fitted carpet. Doors leading off.



BEDROOM 1 (11' 1" x 10' 6") or (3.39m x 3.19m)

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

BEDROOM 2 (9' 10" x 9' 3") or (2.99m x 2.83m)

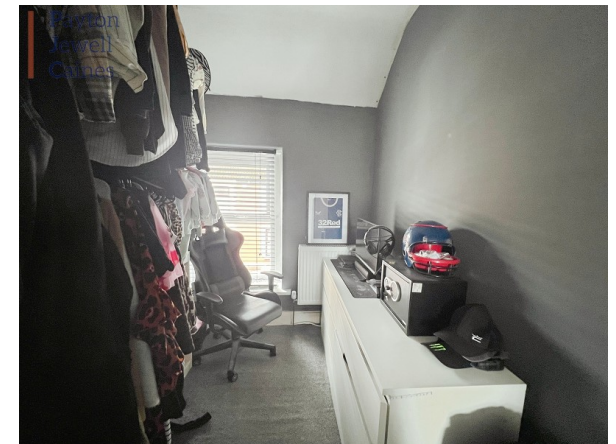
Emulsioned walls. Radiator. Rear facing PVCu double glazed window. Fitted carpet. Built-in cupboard to the recess housing the combination boiler.

BEDROOM 3 (8' 1" x 6' 4") or (2.46m x 1.93m)

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

OUTSIDE

To the rear, the garden is bounded on two sides by wall. Path leading to the single garage accessed via a roller shutter door. Garage has had a new roof fitted. To one side is a raised Astroturf area. Seating area laid to chippings. Small patio area.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(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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