



Maesmelyn Street, Port Talbot, Neath Port
Talbot. SA13 2LU

£99,950

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We present to the market this traditional build three bedroom end terrace house located in central Margam area, close to local schools, shops, amenities and transport links. Property is in need of complete refurbishment throughout. Excellent investment/development opportunity. CASH BUYERS ONLY!!

£99,950

- Investment opportunity
- Three bedroom end terrace house
- Two reception rooms
- Good sized accommodation throughout
- No ongoing chain
- CASH BUYERS ONLY



DESCRIPTION

CALLING ALL CASH BUYERS we have excellent opportunity for all investors to purchase this good sized accommodation situated in central Margam. The accommodation briefly consist of hallway, two reception rooms, kitchen, rear porch, bathroom and separate W.C. To the first floor three good sized bedrooms. Externally there is front and rear gardens.

HALLWAY

Access via wooden front door. Emulsioned ceiling. Pendant light. Plastered walls. Radiator. Laminate flooring. Stairs to first floor. Doors leading off.

RECEPTION 1 (12' 8" x 12' 3") or (3.85m x 3.74m)

Original coved ceiling. Pendant light. Papered walls. Laminate floor. Radiator. Wood framed single glazed bay window. Slate hearth and stone fire surround with open fire place.

RECEPTION 2 (12' 7" x 11' 9") or (3.83m x 3.57m)

Plastered ceiling. Pendant light. Plastered walls. Radiator. Laminate floor. Rear facing boarded up window. Original storage cupboard. Stone hearth and fire surround. Under stairs storage cupboard.

KITCHEN (11' 3" x 8' 5") or (3.43m x 2.56m)

Exposed beams to ceiling. Stripped walls. Ceramic wall tiles. Side facing PVCu double glazed boarded window. Pipe work for kitchen fittings.

REAR PORCH

Pipe work for boiler. PVCu double glazed door. Door into:

BATHROOM (6' 2" x 4' 9") or (1.87m x 1.45m)

Exposed beam ceiling. Stripped walls. Radiator. Ceramic floor tiles. Rear facing frosted PVCu window. Old bath tub and sink.

SEPARATE WC (5' 7" x 2' 9") or (1.71m x 0.85m)

Exposed ceiling. Stripped walls. Ceramic tiles. Old radiator. Old W.C. Rear facing PVCu frosted boarded window.

LANDING

Skimmed ceiling. Pendant light. Stripped walls. Stripped floor boards. Rear facing aluminium double glazed window. Doors leading off. Original storage cupboard.

BEDROOM 1 (12' 6" x 9' 3") or (3.82m x 2.83m)

Emulsioned ceiling. Pendant light. Stripped walls. Radiator. Bare floor boards. Two front facing aluminium double glazed windows. Original tiled and iron fire place.

BEDROOM 2 (10' 9" x 8' 10") or (3.28m x 2.68m)

Emulsioned ceiling. Pendant light. Stripped walls. Radiator. Bare floor boards. Stone hearth and fire place. Rear facing aluminium double glazed window.



BEDROOM 3 (9' 4" x 6' 7") or (2.85m x 2.00m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Radiator. Bare floor boards. Front facing aluminium double glazed window.

OUTSIDE

The front is bounded by brick and block wall. Original terrazzo floor tiles. The front is laid to concrete. The rear garden is bounded on three sides by brick and block wall. Metal fence. Overgrown garden in need of attention. Side wooden gate access.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	46	
(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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